

Bhopal Development Plan-2031, (Draft)

Volume –III

Development Promotion Regulations

(Published under the provision of Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973)



संचालनालय नगर तथा ग्राम निवेश , मध्य प्रदेश शासन

DIRECTORATE OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF MADHYA PRADESH



NOTE:

Bhopal Development Plan (Draft) 2031, is hereby published under Nagar Tatha Gram Nivesh Adhimiya, 1973 so as to invite objections and suggestions from person and organizations.

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**SECTION A:
APPLICABILITY, JURISDICTION AND
DEVELOPMENT PROMOTION REGULATION**

1. PREAMBLE

The Development Promotion Regulations generally include three types of regulations:

- a) **Planning Regulations:** These regulations define the regulations pertaining to the land use, FAR, heights, marginal open spaces, parking requirements and other aspects to regulate the development of Land in order to direct the development envisioned in the Development Plan.
- b) **Building Regulations:** These regulations define minimum standards of design and specifications of a building and its components for accessibility, public health and safety and environmentally sensitive development.
- c) **Procedure Regulations:** These regulations define the process for securing development permission, building use permission and the requisite fees for the same. It also provides specific formats and defines stages for submissions besides defining the responsibilities of individuals involved in this process.

This document provides the Planning Regulations under draft BDP 2031. The Planning Regulations covered in this document shall supersede the current development regulations, including those provided under MP Bhumi Vikas Niyam 2012 (MPBVN 2012). All other regulations, including procedures regulations and building regulations (Such as regulations related to building structure, safety and performance) shall be as per MP Bhumi Vikas Niyam 2012 (MPBVN 2012) , prevailing building byelaws of the specific local bodies and relevant building codes.

The purpose of the regulations detailed in this chapter is to promote quality of life of people of Bhopal by organizing the most appropriate development of land in accordance with the development policies, jurisdiction and use zones proposals contained in the Plan.

These are systematic regulations to decide the use activity (use) in two levels:

- (1) Conversion of use zone into use premises (layout); and
- (2) Permission of use activities in use premises. The code differentiates between the use zone and use premises.

1.1 APPLICABILITY

Development and construction except as herein after otherwise provided, these regulations shall apply to

- (i) All development in Planning Area.
- (ii) Making any material change in land and includes subdivision of land and use of land in terms of occupancy.
- (iii) The corporate development inclusive of group housing project.
- (iv) Any type of building including height of building etc.
- (v) Development of land, construction/alteration, demolition of building in area beyond Municipal area but within Planning area.

1.2 Jurisdiction

- i. The development regulations prescribed in this chapter shall be applicable within the Planning Area delineated by the State Govt. U/s 13 of the M. P. Nagar Thata Gram Nivesh Adhiniyam, 1973 vide notification No F-3-87-2018-Eighteen-5 Bhopal dated 24-06-2019. Norms and regulations which are not specified in this chapter, in such matters the provisions those contained in Madhya Pradesh Bhoomi Vikas Niyam, 2012 shall be applicable.
- ii. Competent authority means Director, Town & Country Planning, who shall be the competent authority to approve permissible activities under the use zones.
- iii. The Development Plan proposals shall be detailed in zoning plans/Local Area Plan. There is a possibility that the proposals indicated in the Development Plan in respect of use zone delineation may need modification based on the engineering requirements for implementation. The decision of the State Government in respect of such modification shall be final and shall be considered as a part of the plan proposals.
- iv. The proposals indicated in the Development Plan are indicative and broad in nature to provide for the contents of Section 17 of the Nagar Tatha Gram Nivesh Adhiniyam, 1973. The residential zone, for instance indicated in the Development Plan map embodies the inherent provision for internal roads, open and green spaces, essential areas for educational and health facilities, utilities and services and unusable land in shape of cut up land, existing vegetation. The locations and area spread of such provisions in residential zone are therefore not shown in the map.
- v. The structures permitted by the Competent Authority and existing in any use zone are proposed to be retained in its present form and for the use the structures are used at present. Application for land of area less than 500 sq.mt. shall not be acceptable.
- vi. The residents of jhuggis are the service population for work centers and residential areas, distributed in all use zones. Relocation of jhuggies in the use zones, except in catchment areas of lakes and recreational area and area of proposed roads, shall be permissible.
- vii. The map of the Development Plan report is not to be used for calculation of areas and linear measurements. Such exercise shall be conducted on actual survey map on a scale of 1:4000.
- viii. The zoning plan/Local Area Plan preparation is a similar process to that of Development Plan preparation. Separate development zoning regulations may be necessary depending upon the character of development. Till such time the zoning plans/ Local Area Plan are not published and adopted, the planning permission shall be granted under the regulations prescribed herein. The Zoning Plan/ Local Area Plan preparation shall have to be taken up for the areas indicated in the first phase development and areas around upper lake and its catchment and villages including Halalpur, Khanooagaon, Bishankhedi etc. immediately after the adoption of plan.
- ix. The agencies identified by the State Govt. shall continue to undertake preparation of zoning plans/ Local Area Plan as a continuous process.
- x. The location and boundaries of each use premises given in the detailed layout plan/zoning plan/ Local Area Plan shall have reference to the existing road/drain and other physical features as existing on the site.
- xi. Approval granted to layout plans by the competent authority under either M. P. Nagar Tatha Gram Nivesh Adhiniyam, 1973 or recommended for diversion u/s 172 of MPLRC by Town & Country Planning, Bhopal and if its validity still holds good on the day of publication of this Development Plan, shall be deemed to have been approved in conformity with the development plan proposals.

- xii. Under exceptional, circumstances involving public purpose, development permission could be granted by the State Govt. involving developments of National, State level and city level activities benefiting the city population collectively.
- xiii. Any structure or activity connected with utility infrastructure including roads shall be permissible in any of the use zone as per requirement of site and utility infrastructure planning and design duly to be approved by the competent authority.
- xiv. In specific areas where certain restrictions are to be imposed from security point of view, the State Govt. shall pass such orders, in consultations with the Home Department. The height restriction and restriction of openings may be used as a tool in developed areas. The northern slopes of Shyamla hills shall be totally prohibited for development.
- xv. In case if corrections in the drawings, submitted for approval, are found essential, the sanctioning authority should mark all such corrections and return the duly corrected drawings for resubmission. The approval shall be recorded on the corrected drawings only.
- xvi. The uses of the government land shall be as per the government proposal.
- xvii. For example: -If govt. land is used for the purpose of government housing colony than land use shall be considered as Residential.
- xviii. Any work that has not been started as per the plan approved under section 30 of Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 and if the applicant wants to approve new map in the accepted / acceptable land use under section 30, then this will not be considered under category of revision, and the further processing will be done only after receiving application under section 29.
- xix. The roads of development plan or any other roads that are approved in past under section 30 of Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973, will be integrated to other areas / roads as coordination roads.
- xx. All government (Nuzul) land situated in Bhopal Planning area falling under agriculture zone shall be permitted under public and semi-public uses. Norms of public and semi public use shall be applicable. Non-polluting industries(White categories Industries) will also be permissible, satisfying environmental aspects and norms of industrial development shall be applicable.
- xxi. The plan received for clearance under section 29 must reserve place for physical infrastructure such as septic tank, overhead tank, sump-well, transformer etc and the map showing wastewater disposal (sewerage and drainage network) must be enclosed with the application. The area under services and amenities must not be included in mandatory open space. Water supply and distribution must ensure minimum at the rate of 150 litre per capita per day and moreover for septic tank and soak pit an area of 100 square meter per 100 persons must be allocated. Septic tanks will be prohibited under public drains and colony roads. If possible Sewerage Treatment Plant must be preferred.
- xxii. For the purpose of re-densification schemes of Educational and health institutions, the permissible commercial use shall be upto 10 percent of maximum permissible F.A.R.
- xxiii. In case of any discrepancy or any dispute arising regarding interpretation of provisions of Development Plan refer English version of the report.
- xxiv. Development norms for different use zones are given separately.
- xxv. Maximum F.A.R. for all use zones are given in volume 3 (Planning Promotion Regulation) of Bhopal Development Plan- 2031. Any increase in F.A.R./shall be liable for premium F.A.R. and TDR.

- xxvi. The proposed road developed by R.E.S. or any other department shall be of minimum 12.00 R/W to 30.00m R/W.
- xxvii. All slopes of more than 15 % (8.5 degree) and above shall be prohibited from any construction activities, despite of any land use proposed in the development plan 2031.
- xxviii. Transferable development right : Means FAR that can be transferred or sold from one plot to another plot as per MP TDR Act, 2018

Development/ Planning permission

- xxix. Any person who intent to develop, erect, re-erect or make alterations in any land or building shall make a application in writing to the authority as per procedure mentioned in M.P. Bhumi Vikas Rules 2012.
- xxx. This document provides the Planning Regulations under draft BDP 2031. The Planning Regulations covered in this document shall supersede the current development regulations, including those provided under MP Bhumi Vikas Niyam 2012 (MPBVN 2012). All other regulations, including procedures regulations and building regulations (Such as regulations related to building structure, safety and performance) shall be as per MP Bhumi Vikas Niyam 2012 (MPBVN 2012) , prevailing building byelaws of the specific local bodies and relevant building codes.

**SECTION B:
PLANNING REGULATIONS**

2. CONCEPT OF ZONES

2.1 Concept of zones

2.1.1 Residential general 1 (RG-I)

This is the existing residential zone as per the BDP 2005. The zone is predominantly covered with existing development and shall be incentivized for urban regeneration with limited mixed use activity including the existing mixed activities.

2.1.2 Residential general 2 (RG-II)

This is the proposed residential zone as per the BDP 2005. The zone is partially covered with existing development and undeveloped land parcels. This zone is envisioned to continue developing with limited mixed use character along with urban regeneration of existing structures.

2.1.3 Residential general 3 (RG-III)

This zone has been delineated to preserve the character of certain areas in Bhopal such as Arera colony, Chunabhatti, Vijay Nagar etc. These areas shall continue with the regulations applicable on these zones as per BDP 2005.

2.1.4 Residential general 4 (RG-IV)

This is a new zone delineated envisioning the urban expansion of the city of Bhopal for a horizon period of 2031 and beyond. The zone is envisioned to be developed with full mix of Activities allowing real estate markets to function on their own.

2.1.5 Residential general 5 (RG-V)

The Residential General –V has been delineated as a low density zone to maintain and preserve the ecologically sensitive ecology of Bhopal. The Zone shall allow low density development with restrictive Activities permissible.

2.1.6 Transit Oriented Development Zone (TOD)

Transit oriented Development (TOD) zone is delineated as an overlay zone along the Phase –I of the MPMRCL's Metro. The TOD zone shall also become applicable along the future phases of metro corridor as and when they approved by the Government and notified by the appropriate authority. The purpose of this zone is to allow more number of people to live and work near the Metro Corridor. This Zone is Made up of Existing, older structures which shall be incentivized to redevelop with higher FAR. The incentivized redevelopment of this zone shall be undertaken preferably through TOD-LAPs. LAPs shall be prepared to ensure plot utilization through merger/amalgamation, widening of roads, Parking management, and pedestrianization in this zone.

2.1.7 Old City Zone (OZ)

This zone has been exclusively identified to delineate the core walled city and extensions with its distinct character and heritage features and fabric.

2.1.8 Commercial Mixed-Use Center- 1 (CMU-1)

This zone has been delineated envisioning the upgradation of current Commercial center of MP Nagar to Commercial Mixed Use Center-1 (CMU-1) with higher FAR.

2.1.9 Commercial mixed-Use Center-2 (CMU-2)

This zone has been identified envisioning the upgradation of existing commercial sub-city centers of New Market, Neori (Karond) and Misrod (Hoshangabad Road) to Commercial mixed use center-2 (CMU-2) with higher FAR.

2.1.10 Commercial mixed-Use Center-3 (CMU-3)

This zone has been identified as the new proposed commercial areas for BDP 2031.

2.1.11 Special planning Zone 1 (SPZ 1)

The special planning area (SPZ1) shall comprise of the Area identified by BSCDCL for Area Based Development under Smart Cities mission.

2.1.12 Industries (I1)

The Industrial (I1) zone has been delineated to identify areas where large, medium and small scale industrial activities are either currently located or are proposed to be developed in the future for the purpose of promoting secondary sector economy in the region.

2.1.13 Industries (I2)

The Industries Obnoxious (I2) zone has been delineated to identify all industrial areas where the current/ permissible activities are unfit for Human habitation. The purpose of this zone is to ensure that non-compatible Activities to this zone such as residential areas are not allowed to be made permissible in close proximity.

2.1.14 Public Utilities and Facilities (PUF)

This zone has been identified for provision of key infrastructure in Bhopal Planning Area.

2.1.15 Public and Semi-Public (PSP)

This Zone has been identified for large scale institutional, administrative, educational health and social-cultural activities within Bhopal Planning Area.

2.1.16 PARKS AND GARDENS (G1):

This zone is delineated to incorporate various levels of existing and proposed major green areas including parks (city level parks, regional parks, district parks etc.) in the Bhopal Planning Area.

2.1.17 PLAYFIELD/STADIUM/ OPEN EXHIBITION ZONE (G2):

This zone is delineated to incorporate all existing and proposed sports, cultural activities in the Bhopal Planning Area.

2.1.18 ZOOLOGICAL/ BOTANICAL GARDEN (G3):

This zone has been delineated to incorporate all existing Zoological/ Botanical garden premises in the Bhopal Planning Area. Activities as per the guideline of Environmental Ministry of GOI shall be permissible.

2.1.19 LAKE FRONT (G4):

This zone has been identified to delineate all existing areas where lake front development was undertaken within the Bhopal planning Area.

2.1.20 CITY FOREST/ AFFORESTATION (G5):

This zone is delineated to secure high intensity vegetation areas (city forests) as well as areas under the ownership of forest department within the city boundary as non-developable areas.

2.1.21 Transportation Zone (T)

The major Transportation elements of the city have been identified under this zone including: Airport, Railways, Cargo, Bus Terminal and Stand, Bus Stop, Transport Nagar, Metro, Roads, Depot, Parking lots, Multi Level Parking etc.

2.1.22 Logistics, Wholesale and Warehousing (LW)

This zone shall be the major logistics hub of the city promoting activities such as freight transport, wholesale, storage and warehousing.

Bhojtal Lake and Catchment Zones (CZ-0 to CZ-2)

This zone delineates the Bhojtal upper lake and its catchment area into multiple sub-zones based on the varying degree of ecological sensitivity. The aim of delineating this zone is to regulate development by preserving and conserving the sensitive ecology of the Bhojtal Lake and its catchment area and subsequently promoting such development that may promote tourism and conservation of the area. Based on the degree of sensitivity of the natural features within the catchment area, the zone has been further classified into 3 zones:

2.1.23 Bhojtal Lake and catchment zone -0 (CZ-0):

This is the area under the actual Full Tank Level (FTL) of the Bhojtal (upper) Lake.

2.1.24 Bhojtal Lake and catchment zone-1 (CZ-1):

This zone has been delineated as the most sensitive area with stringent regulations around the Bhojtal FTL (CZ0). This zone has been delineated incorporating areas within:

- 50 meters buffer around the Bhojtal FTL on the urban Side.
- 250 meters buffer around the Bhojtal FTL on the rural side.
- 250 meters buffer around the River Kolans.
- 50 meters buffer around identified major streams in the catchment area.
- 9 meters buffer around identified minor streams in the catchment area.

2.1.25 Bhojtal Lake and Catchment Zone 2 (CZ-2):

This zone constitutes all catchment areas beyond the CTZ1 zone buffer except the villages (V) and their extension area (VE-2) in the Bhojtal lake catchment. This zone has been delineated to regulate eco-sensitive development for promotion of tourism and allied activities in the Bhojtal lake catchment.

2.1.26 Water Bodies (W)

All identified water bodies other than the Bhojtal Lake and its catchment have been zoned for conservation under this zone.

2.1.27 Water Bodies Buffer (WB)

- This zone has been identified to incorporate all plots within a 33m buffer of identified water bodies (W) in all zones except Bhojtal lake and catchment zone (CZ0, CZ1, CZ2) and agriculture zone (AG)
- From the center of major stream buffer of 30 m to be kept on both the side of the stream.
- Buffer of minimum 9.00 m buffer around the nallah
- Buffer of minimum 3.00 m buffer around the branch stream

2.1.28 General Agricultural Zone (AG1)

This zone identifies the primary agricultural areas with supporting activities in the peri-urban areas of Bhopal Planning Area.

2.1.29 Village (V)

This zone identifies all rural settlements (village abadi) in the BDP 2031 Planning Boundary with regulations that enable the villages to exist without losing their organic and traditional form and character.

2.1.30 Village Extension-1 (VE-1)

This zone is identified as a 500 meter buffer area around all village settlements except the village settlements in the Bhojtal lake catchment area. This zone is envisioned to enables natural and organic growth of the villages.

2.1.31 Village Extension-2 (VE-2)

This zone is identified as a 250 meter buffer area around all village settlements in the Bhojtal lake catchment area. This zone is envisioned to enables natural and organic growth of these villages while conserving the sensitive ecology of the Bhojtal lake catchment area.

2.2 Zones

Sr. No.	Use Zone	Code	Base FAR	Premium FAR*	TDR**1		Total permissible FAR
					Generating (G)	Receiving (R)	
1.	Residential general 1	RG-I	1.25	0.75	-		2.00
2.	Residential general 2	RG-II	1.25	0.75	-		2.00
3.	Residential General 3- (Areas including Arera Colony, Chunabhatti, vijay nagar)	RG-III	0.75	0.50	-		1.25
4.	Residential general-4	RG-IV	1.25	0.75	-		2.00
5.	Residential General 5	RG-V	0.75	0	-		0.75
6.	Transit Oriented Development Zone	TOD	1.25	1.25	-	0.5	3.00***
7.	Old City Zone	OC	2.0	0	As per the TDR regulations specified for this zone [Ref. section 9.3.2]	-	2.0 + Permissible TDR as per the regulations specified for this zone
8.	Commercial Mixed Use Center 1 (MP Nagar)	CMU -1	2.5	1.5	-	1.00	5.0***
9.	Commercial mixed use center 2 (New Market, Karond circle, Misrod)	CMU -2	2.0	1.0	-	1.00	4.0***
10.	Commercial mixed use center 3 (Proposed commercial zones)	CMU -3	1.5	1.5	-		3.0

Sr. No.	Use Zone	Code	Base FAR	Premium FAR*	TDR**1		Total permissible FAR
					Generating (G)	Receiving (R)	
11.	Special Planning Zone (Bhopal Smart city)	SPZ1	As per Bhopal Smart City Plan/ RG2				
12.	Industries -1	I1	2.0	0	-		2.0
13.	Industries -2	I2	2.0	0	-		2.0
14.	Public Utilities and Facilities (STP, Power Supply, SWM, Fire Station, Cremation Ground etc)	PUF	1.00	0	-		1.00
15.	Public and Semi Public (Administrative, Educational, Health, Other Institutions)	PSP	1.00	0.5	-		1.5**** Note: This FAR is Free for Govt Projects
16.	Gardens and parks	G1	0.02	0	-		0.02
17.	Playfields/stadium/exhibition ground	G2	0.15	0	-		0.15
18.	Zoological/ Botanical Garden	G3	0.02	0	-		0.02
19.	Lake front	G4	0.15	0	-		0.15
20.	City forest/afforestation	G5	0.01	0	-		0.01
21.	Transportation (For the use of Airport, Railways, Cargo, Bus Terminal and Stand, Bus Stop, Multimodal Hubs, Transport Nagar, Metro, Roads, Depot, Parking lots, Multi-Level Parking)	T	1.25	0	-		1.25
22.	Logistics, Warehousing and Wholesale	LW	1.5	0	-		1.5

Bhojtal Lake and Catchment area including CZ-0, CZ-1, CZ-2:

Sr. No.	Use Zone	Code	Base FAR	Premium FAR*	TDR**1		Total permissible FAR
					Generating (G)	Receiving (R)	
A detailed statutory plan shall be prepared for the Bhojtal Lake and Catchment Area including zones (CZ-0, CZ-1 and CZ-2), and the regulations provided under that plan shall supersede the regulations provided in this document for the lake and catchment area after it is sanctioned.							
23.	Bhojtal Lake and catchment zone-0 (FTL)	CZ-0	0	0	-		0
24..	Bhojtal Lake and Catchment zone-1 [Bojtaal urban-50m, Bojtaal rural-300m, Kolans buffer-250m, Major Streams buffer-50m, Minor Streams buffer-9m]	CZ-1	0	0	0.1	-	0.1
25.	Bhojtal Lake and Catchment zone-2 .[Minimum Plot size-4000 sqm, Gr. Coverage- 5% Height - 7 meters (with sloping Roof)]	CZ-2	0.1	0	-		0.1
26.	Water Bodies (River/ Lake/ pond/ Watersheds/ Nalah/ Canals other than those in Bhojtal lake and catchment zone)	W	0	0	-		0
27.	Water Bodies Buffer (33m buffer around all Waterbodies other than water bodies in agriculture zone and Bhojtal Lake and catchment zones)	WB	0	0	1.25	-	1.25
28.	General Agriculture zone	AG	0.1	0	-		0.1

Sr. No.	Use Zone	Code	Base FAR	Premium FAR*	TDR**1		Total permissible FAR
					Generating (G)	Receiving (R)	
29.	Village (Gramin Aabadi)	V	1.25	0	-	-	1.25
30.	Village Extension- 1 [500m Gramin Aabadi Vistaaran khestra)	VE-1	1.25	0	-	-	1.25
31.	Village Extension-2 [250 mts Gramin Aabadi Vistaaran khestra of villages in Bhojtal lake catchment]	VE-2	0.75	0	-	-	0.75

*Chargeable at the rate of 20% of collector guidelines rates or as determined by the regulating authority

** As explained in the relevant section of the zone and as explained in annexure 1: TDR explanation

*** This FAR shall be permissible only after LAP / TP Scheme for this zone is prepared and approved

**** The uses of government land under the PSP zone will be governed as per the usage proposed by the government. For example: - If govt. land is used for the purpose of government housing colony than landuse are shall be considered as Residential.

Betterment Levy Calculation:-Betterment Levy on commercial and mixed landuse activities

1. **Betterment** shall not be payable upto FAR 1: 0.5
2. **Betterment** shall be payable on FAR more than 1: 0.5. This value shall be 5 percent of Collector guidelines which is published annually. Levy shall be calculated as follows :
Levy payable= Area of plot X (permissible FAR &0.5) X cost of plot (as per collector guideline)X 0.05
3. **Betterment** Levy shall be payable once.
4. This levy shall be payable at Bhopal Municipal Corporation, which will be utilized for development of infrastructure and parking facilities. The **Betterment** Levy may be revised by the state government from time to time.
5. If commercial activities already taken place and if its comes under permissible activities than Betterment Levy shall be 2 times of above Serial No.2

3. RESIDENTIAL GENERAL 1 (RG-I)

3.1 Introduction

3.1.1 Description

- Residential general-I (RG-I) is envisioned primarily as a residential Zone with mixed use permissible based on specific conditions.
- This zone primarily incorporates the areas covered under 'Existing Residential Zone' in BDP 2005.
- This zone is primarily made of existing older structures, a significant number may not be consuming the full development potential of the site. The purpose of this zone is to allow urban regeneration while maintaining the overall urban character of the area.

3.1.2 Existing Development

- The plots with existing development confirming with the regulations under BDP 2005 and BVN 2012 may continue to exist "as is" until they come for redevelopment.
- The Plots within the approved layouts shall be considered as individual units and such plots shall be eligible for activities permissible in the respective zone subject to these regulations.

3.1.3 Redevelopment of Existing Plots within Approved layouts

- The Plots within the approved layouts shall be considered as individual units and such plots shall be eligible for activities permissible in the respective zone subject to these regulations. The Plots falling within this zone shall be approved for development as per the regulations specified for this zone.

3.2 Permissible Activities

1. All Permissible Activities as per planning Regulation 4.2.

3.2.1 Permissible Activities by Road Width

1. As per the Planning regulations 4.2.1.

3.3 Floor Area Ratio (FAR)

3.3.1 Permissible Floor Area Ratio

Base FAR	Premium FAR	Total Permissible FAR
1.25	0.75	2.00

3.3.2 Areas not counted towards computation of FAR

1. As per the Planning regulations 4.3.2

3.4 Norms for Development of Individual Plots

3.4.1 Minimum Plot Size

1. As per the Planning regulations 4.4.1

3.4.2 Merger and Subdivision of plots

a) Merger

1. As per the Planning regulations 4.4.2.[a]

b) Sub-Division

1. As per the Planning regulations 4.4.2.[b]

3.4.3 Means of Access (MOA)

1. As per the Planning regulations 4.4.3

3.4.4 Marginal Open Space (MOS)

a) Front (Road-Side) Margin

1. The front (Road-Side) margins for all Activities shall be based on the width of the abutting road as per the Planning regulations 4.4.4 [a]

b) Side and Back Margins

1. The Side and Rear margins for all Activities shall be as per the Planning regulations 4.4.4 [b]

c) MOS between buildings:

1. The MOS between for all buildings shall be As per the Planning regulations 4.4.4 [c]

d) Permissible Activities in MOS

1. As per the Planning regulations 4.4.4 [d]

e) Restricted Activities in MOS

1. As per the Planning regulations 4.4.4 [e]

3.4.5 Maximum Permissible Height

1. As per the Planning regulations 4.4.5

3.4.6 Community Open Space (COS)

a) Minimum Area of COS

1. As per the Planning regulations 4.4.6 [a]

b) MOS around COS

1. As per the Planning regulations 4.4.6 [b]

c) Permissible Activities in COS

1. As per the Planning regulations 4.4.6 [c]

d) General requirements for COS plot

1. As per the Planning regulations 4.4.6 [d]

3.4.7 Parking

a) Parking Requirements by Activities

1. As per the Planning regulations 4.4.7[a]

b) General Requirements for Parking

1. As per the Planning regulations 4.4.7 [b]

3.4.8 Basement

a) Minimum Plot Size:

1. As per the Planning regulations 4.4.8 [a]

b) MOS for Basement:

1. As per the Planning regulations 4.4.8 [b]

c) Height of Basement :

1. As per the Planning regulations 4.4.8 [c]

d) Permissible Activities in Basement :

1. As per the Planning regulations 4.4.8 [d]

4. RESIDENTIAL GENERAL 2 (RG-II)

4.1 Introduction

4.1.1 Description

- Residential General-2 (RG-II) is envisioned primarily as a residential Zone with mixed use permissible based on specific conditions.
- This zone primarily incorporates the areas covered under proposed Residential Zone' in BDP 2005.
- This zone is primarily made of existing older structures; a significant number may not be consuming the full development potential of the site. The purpose of this zone is to allow urban regeneration while maintaining the overall urban character of the area.

4.1.2 Existing Development

- The plots with existing development confirming with the regulations under BDP 2005 and BVN 2012 may continue to exist “as is” until they come for redevelopment.

4.1.3 Redevelopment of Existing Plots within Approved layouts

- The Plots within the approved layouts shall be considered as individual units and such plots shall be eligible for activities permissible in the respective zone subject to these regulations. The Plots falling within this zone shall be approved for development as per the regulations specified for this zone.

4.2 Permissible Activities

The following activities shall be generally permissible on a plot falling within this zone. However their permissibility shall be based on the width of the road as identified in the subsequent regulation 4.2.1:

1. **[Residential Use Activities]:** Detached house, Semi-detached House, Row House, Apartment, Crèche/day care center, Household Industry, Watch and ward residence, Hostels , Slum Rehabilitation & Resettlement Houses (under various govt. Schemes)
2. **[Commercial Activities]:** Retail and convenient shops, Showrooms, Shopping Malls, Restaurant, canteen, Personnel service shop, Weekly haat bazaar, Agro & Dairy Product Market, Office for Individual professionals, corporate office, call centers, Coaching Centers, Industrial training institute (ITI), computer training center, vocational training, management institute, physical training center (fitness center), clinic, clinical laboratory, poly clinic, Dispensary, Nursing home, Health center, Pediatric center, Diagnostic center Geriatric center, pet clinic dispensary, hospital, veterinary hospital, Cinema and Multiplex, Drive in cinema, Golf course, recreational club, Marriage garden, Garden Restaurant, Guest House, boarding house, lodging house, rest house, hotel, Motel, Service shop, Motor garage & Workshop, Automobile repair shop, Wood/ other Fabrication Workshops, Wholesale
3. **[Institutional Activities]:** Playschool, Nursery and kindergarten school, Primary School, Secondary school, Senior secondary school, Integrated school, college, University, Specialized educational institute, Veterinary institute, Adult Education center, Coaching Centers (less than 20 student batch), physically and mentally challenged children Institute, polytechnic, Banquet hall/community hall, open air theatre, exhibition center and art gallery, Civic Centers ,Convention center, Conference

halls, Stadium, Museum, Library, Social Welfare center, research and development center, cultural and information center, Music center, dance center, drama center Yoga center, meditation center, spiritual and religious center, science center, Fair Ground, Auditorium, Planetarium, Hospital, Health club, Govt. and Semi-Govt medical facility, voluntary health service, , religious, post office, telegraph office, Police post, Police headquarters, police station, District police office, Fire post, fire station, Reformatory, Jail, STD PCO, telephone exchange, Central government office, State government office, Local Government office, Public undertaking office, Offices of Govt. and Semi-Govt Authorities, Courts, lawyer's chamber, Local government maintenance office, , bank, bank ATMs orphanage, old age home and senior citizen care home, night shelter, maternity home, Dharamshala, Children home, fair, circus, mela, pandals, any activity carried out by appropriate authority for public purpose

4. **[Recreational Activities]:** Indoor games hall, Swimming pool, neighborhood park, playground, park, sports complex, Zoological garden, Botanical garden, Bird Sanctuary, regional park, city park, city Forest, Plant nursery, Orchard, Theme park, Amusement park, Aquarium
5. **[Industrial & Logistics Activities] :** Flatted/ Group industries
6. **[Utilities and services Activities]:** Overhead tank, Underground Tank, Oxidation pond, septic tank, Sewerage pumping station, sewerage and waste water treatment plant, Public toilet & urinal, Dhallaon and Dustbin, Garbage Disposal infrastructure, solid waste transfer stations, Dhobi Ghat, telecom tower and station , telecommunication center, observatory and weather office, telephonic exchange, transmission tower, radio and television station, wireless station, Fuel station, EV charging station, Battery swapping stations, electric sub stations, any other development activity carried out by appropriate authority for public purpose
7. **[Transportation Activity]:** Bus stop, Bus terminal, Truck terminal, multi-level parking, Bus depot.

4.2.1 Permissible activity by Road Width

Sr. No:	Road Width	Permissible Activities
1.	Less than 12 meters	Row Houses, Semi-Detached Houses, Detached Houses, Crèche and day care center, Household industry, Watch and ward residence, Slum Rehabilitation & Resettlement Houses (under various govt. Schemes) Playschool, Nursery and kindergarten school, Police post, STD PCO, orphanage, neighborhood park, playground, park The following activities shall be permissible on Ground Floor Only: Retail and convenient shops
2.	12 meters and above	In addition to all Activities permissible in the above categories: Apartment Houses, Coaching Centers (less than 20 student batch), Hostels, Guest House, boarding house, lodging house, rest house, hotel , Serviced Apartments

		<p>Primary School, Integrated school, cultural and information center, Yoga center, Health club, meditation center, spiritual and religious center, religious , physically and mentally challenged children Institute, Govt. and Semi-Govt medical facility, post office, police station, Fire post, Local government office (maintenance), bank, old age home and senior citizen care home, night shelter, Children home, Plant nursery, Multi-Level parking, public purpose activities operated by municipal corporation or government,</p> <p>The following activities shall be permissible on Ground Floor and First Floor Only:</p> <p>Retail and convenient shops, Restaurant , canteen, Personnel service shop, Office for Individual professionals, clinic, clinical laboratory, poly clinic, voluntary health service, Dispensary, Nursing Home, Health Center, Pediatric center, Diagnostic center Geriatric center, pet clinic.</p>
3.	18 meters and above	<p>In addition to all Activities permissible in the above categories [except Playschool, Nursery and kindergarten and primary school without pick up and drop facility within the plot]</p> <p>Retail and convenient shops, Restaurant , canteen, Personnel service shop, Weekly haat bazaar, Office for Individual professionals, corporate office, Administrative office, call centers, Coaching Centers (more than 20 student batch), Cinema and Multiplex, Motel, Showrooms, hotel</p> <p>Secondary school, Senior secondary school, college, University, Specialized educational institute, Veterinary institute, Adult Education center, Industrial training institute (ITI), computer training center, vocational training, management institute, physical training center (fitness center)</p> <p>veterinary hospital, clinic, clinical laboratory, poly clinic, voluntary health service, Dispensary, Nursing Home, Health Center, Pediatric center, Diagnostic center, Geriatric center, pet clinic, Hospital, Govt. and Semi-Govt Hospitals, maternity home</p> <p>Conference halls, science center, Library, Auditorium, District police office, Fire station, telephone exchange, Central government office, State government office, Local Government office, Public undertaking office, Courts, exhibition center, Indoor games hall, Swimming pool, Battery swapping stations</p> <p>Orchard, Agro & Dairy Product Market, Fair Ground</p>
4.	24 meters and above	<p>In addition to all Activities permissible in the above categories:</p> <p>Shopping Center, Shopping Malls, Wholesale,</p> <p>Service shop, Motor garage & Workshop, Automobile repair shop, Wood/ other Fabrication Workshops ,</p> <p>Flatted/ Group industries</p>

		Golf course, recreational club, Marriage garden, Garden Restaurant, Banquet hall/community hall, open air theatre, exhibition center and art gallery, Convention center, Stadium, Museum, Social Welfare center, Planetarium, Dharamshala, sports complex, fair , circus, mela ground, Hotel, Motel Zoological garden, regional park/city park, Aquarium, Communication center, Fuel station, EV charging station,
5.	30 meters and above	In addition to all Activities permissible in the above categories: Drive in cinema, Theme Park, Amusement park, Bus Terminal, Truck Terminal, Bus Depot

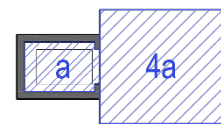
4.3 Floor Area Ratio

4.3.1 Permissible Floor Area Ratio

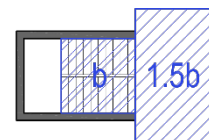
Base FAR	Premium FAR	Total Permissible FAR
1.25	0.75	2.00

4.3.2 Areas not counted towards computation of FAR

1. Lift wells
2. Lift lobby area (equivalent to 4 times the area of lift well)
3. Refuse chutes and service ducts
4. Machine room for lift
5. Water tanks
6. Escalator
7. Fire escapes
8. Ramps
9. Parking areas required under regulation 4.4.7
10. Porch
11. Service floors
12. Basement parking
13. Corridor (only in public building)
14. Arcades
15. Staircases
16. Staircase Lobby Area (equivalent to 1.5 times the total area of treads between two floors)
17. Mumptee (Staircase Cabin)
18. Pump room



Lift Lobby area (Maximum area four times the area of lift duct) not counted towards computation of FAR



Staircase lobby area (Maximum area one & half times the area of flight of steps between two floors) not counted towards computation of FAR

4.4 Norms for Development of Individual Plots

4.4.1 Minimum Plot Size

1. Minimum plot size for development and the minimum frontage shall be based on the type of development as per table below:

Sr. No.	Development type	Minimum Plot Size (sq.mts)	Minimum Frontage (Width of plot on road side)(in mts.)
1.	Row Housing	41	7.5
2.	Semi Detached	125	9
3.	Detached	225	12
4.	Mid Rise buildings (with height up to 18 mts)	1000	18
5.	Mid Rise buildings (with height up to 24 mts)	1500	21
6.	Mid Rise buildings (with height up to 30 mts)	2000	30
7.	High Rise Buildings (with height up to 45 mts)	2500	30
8.	High Rise Buildings (with height up to 60 mts)	3000	40
9.	High Rise Buildings (with height up to 75 mts)	3500	45
10.	High Rise Buildings (with height up to 90 mts)	4000	50
11.	High Rise Buildings (with height above 90 mts)	4500	60

2. The ratio of width to the depth of the Plot shall not exceed 1:3.
3. The restriction regarding ratio shall not be applicable for cases mentioned in row no. 4 upto row no 11 of table above.

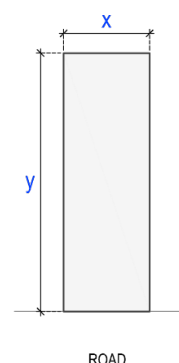
4.4.2 Merger and Subdivision of Plots

a) Merger

1. Merger of contiguous plots shall be permissible.
2. Merger of plots reserved for EWS and LIG shall be permissible if the plot after merger is used for EWS and LIG housing purpose.

b) Sub-Division

1. The Minimum area of the Plot and minimum Frontage (width of the plot on road side) after sub division shall be based on the type of development as per the table above in regulation 4.4.1

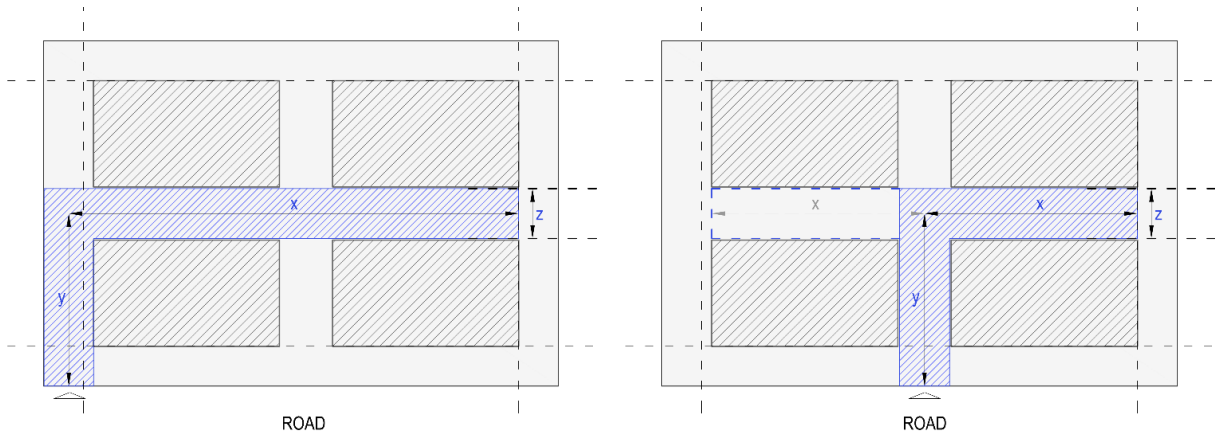


Ratio between width (x) and depth(y) of plot must not exceed more than 1:3

2. The ratio of width to the depth after sub-division of the Plot shall not be more than 1:3.
3. The restriction regarding ratio shall not be applicable for cases mentioned in serial no. 4 upto serial no 11 of table specified under section 4.4.1

4.4.3 Means of Access (MOA)

1. All buildings on an unsub-divided plot or all plots within a subdivision layout must be accessible by means of access (MOA) which connects to a public street as indicated in tables below under section 4.4.3.3.
2. **Length of means of access:** The length of means of access shall be determined by the distance of the farthest plot or building to the public street it is connecting with.



Option 1- Length of Means of access = X + Y & Z is width of MOA

Option 2- Length of Means of Access = X + Y & Z is width of MOA

3. The Width of means of access (MOA) shall be based on the type of use of the buildings as mentioned in the tables below:

- i. **MOA for plots with residential Activities:** shall be as per table below:

Sr. No.	Width of means of access (mts.) (Z)	Length of means of access (mts.) (X+Y)
1	7.5	less than 150 mts
2.	9.0	150 mts and less than 400 mts
3.	12.0	400mts and above

- ii. **MOA for plots with Economically Weaker Section (EWS) and Lower income Group (LIG) housing:** shall have a minimum ROW of 6 meters. This ROW shall be adequate to allow for the plying of emergency vehicles and also for road-side drains and plantations. Wherever pedestrian path ways are provided in place of motorable access ways, the minimum width shall not be less than 4.5 meters for a maximum length of 100 meters.
- iii. **MOA for plots with non-residential Activities:** shall be as per the table below:

Sr. No.	Width of means of access (mts.)	Maximum Length of means of access (mts.)
1.	12.0	less than 200 mts
2.	15.0	200 mts and less than 400m mts
3.	18.0	Above 400 mts

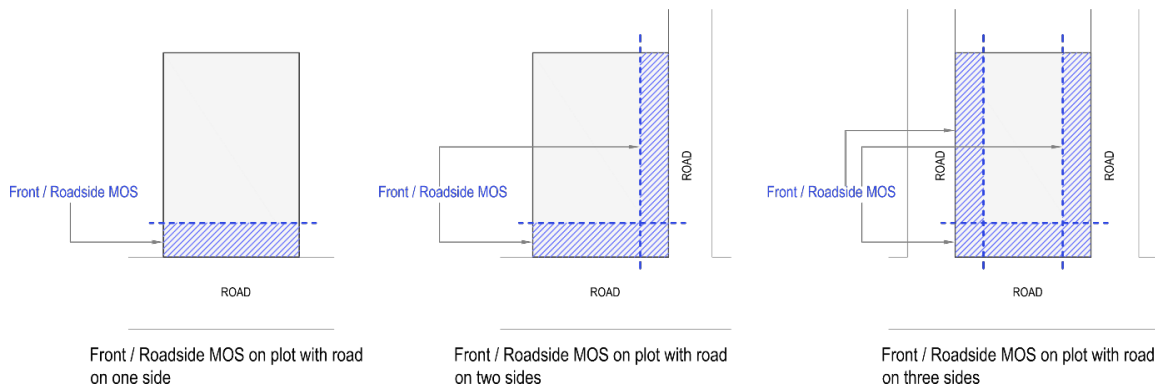
4. **Level of means of access:** Means of access shall be levelled, metaled, flagged, paved, drained, channeled, lighted, laid with sewerage line, laid with water supply line, and provided with trees for shade to the satisfaction of the Authority.

4.4.4 Marginal Open Space (MOS)

a) **Front (Road-Side) Margin**

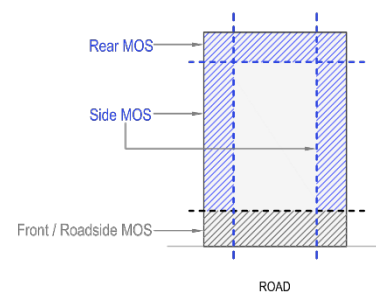
1. The Front (Road-Side) Margin Shall be based on the width of the abutting Road as described as in table below:

Sr. No.	Road Width (mts.)	Front (Road-side) Margin (mts.)
1.	less than 9 mts.	3.0
2.	9 mts. less than 12 mts	4.5
3.	12 mts. less than 18 mts	6.0
4.	18 mts. and above	7.5



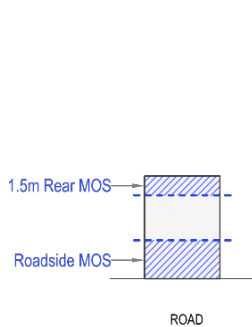
b) **Side and Rear Margins**

1. The side and rear margins shall be regulated based on the height of the building as described in table below:

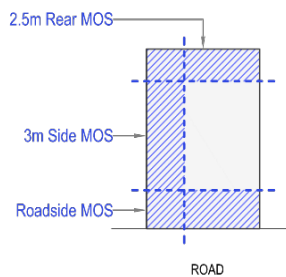


Side and Rear MOS

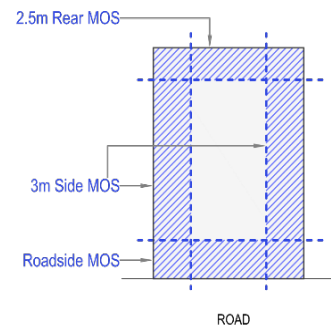
Sr. No.	Building Height (mts.)	Building Typology	Side Margin (mts.)	Rear Margin (mts.)
1.	Less than 12.5 mts	Row Housing*	0.0	1.5
		Semi-Dethatched*	3.0 (on one side)	2.5
		Detached *	3.0 (on both sides)	2.5
2.	12.5 mts. and less than 18mts.	N.A.	4.5/4.5	4.5
3.	18 mts. and less than 30 mts.	N.A.	6.0/6.0	6.0
4.	30 mts and less than 75 mts	N.A.	7.5/7.5	7.5
5.	75 mts and above	N.A	9.0/9.0	9.0



Min. permissible MOS for Row house with Minimum Plot Size- 41 sq.mts



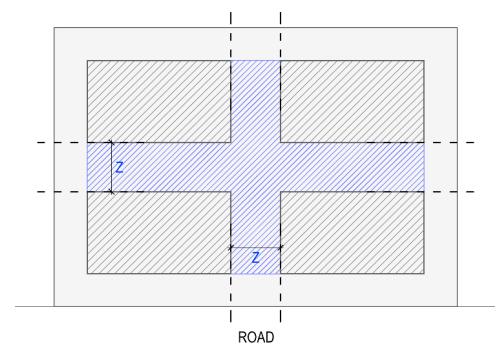
Min. permissible MOS for semi-Detached house with Minimum Plot Size- 125 sq.mts



Min. permissible MOS for Detached house with Minimum Plot Size- 225 sq.mts

c) Minimum Distance between two buildings on the same plot:

1. The minimum distance between two buildings on the same plot shall be regulated as pper tper table below:
2. per table below:

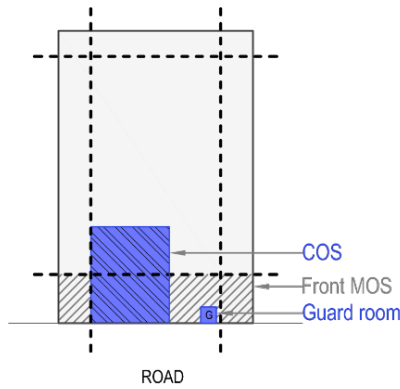


Marginal open spaces between buildings(Z)

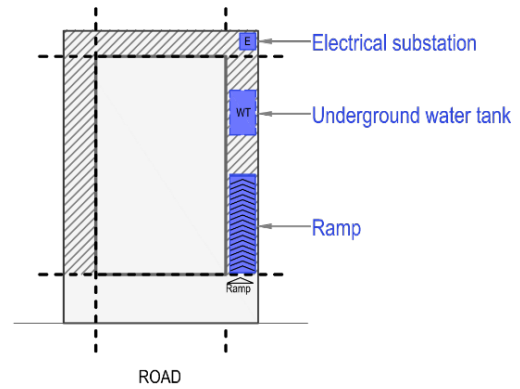
Sr. No.	Building Height (mts.)	Building Typology	Minimum distance between two buildings (mts.)
1.	less than 12.5 mts	Row Housing	0
		Semi-Detached	6 (on one side)
		Detached	6
2.	12.5 mts. and less than 24 mts.	N.A.	8.0
3.	Above 24 mts. To 45 mts	N.A.	15.0
4.	Above 45 mts To 60 mts	N.A.	20.0
5.	60 mts and above	N.A.	25.0

d) Permissible Activities in MOS

1. For Detached Housing, Semi-detached housing:
 - i. Ancillary Activities such as parking garage, servant quarter, w.c. and bathroom shall be permitted as a part of the permissible FAR of the Plot, in side or rear marginal space but in no case in Front/Road-side margins; with maximum permissible ground coverage of 16.5 sq.mts and maximum permissible height of 3.0 mts.
 - ii. Surface water tank up to plinth level shall be permissible in margins except the road side margin.
 - iii. Open cantilever staircase with maximum width of 1.00mts and landing space of maximum 2.00mts at floor level shall be permitted in side or rear margins except on road side margin.
 - iv. Doors, windows or projections shall not be permitted along the common wall of the adjoining property. No rainwater from the roof shall be drained in the adjoining property.
2. For Detached Housing, Semi-Detached housing, Row Housing, Cottage Industry, Apartments, Pre-School, Hostel, Dharamshala: Underground water tank, percolation well, bore well and pump room shall be permissible in all margins except the Road side margin.
3. For Plots with Industrial and Institutional activities: A security cabin structure up to a maximum Built up area of 15sq.mts with maximum height of 2.4mts shall be permitted in the road-side margin. Such a structure shall be at a minimum distance of 4.5mts from the Building.
4. For Plots with all other Activities than those mentioned in 4.4.4.d. (1), (2), (3): A structure for security cabin including toilet of maximum dimensions of 2.0mts X 4.0mts with maximum height of 2.4mts shall be permitted in the Road-side margin.
5. **Common open Space (COS)** as regulated in 4.4.6 may be extended in the marginal open space.



Permissible uses in Front MOS



All service uses permissible in Side/Rear MOS are only to be located on one of the single side or rear margin for plot areas between 1000-2500 sq.m

6. **Electrical Infrastructure:** Electrical Sub-station, Transformer room, Box-type transformer, Section Feeder Pillar, Auxiliary Power Back-up System and meter room according to the norms of the Competent Electric Company may be permitted in marginal space except Road-side margin of the plot.
7. For a plot using marginal open space for providing electrical infrastructure such as substation and underground water tank these permissible Activities shall be allowed on only one marginal side except Road-side margin. The other marginal spaces shall be kept clear and accessible at ground level.
8. **Refuge Area for Building with height more than 25mts:** Cantilever Refuge area may be permitted as per NBC.
9. **Fire Escape Staircase for Building with height more than 15 mts:** Fire Escape Staircase shall be permitted in marginal space as per the NBC except road-side margin.
10. **Pedestrian Ramp:** shall be permissible in all marginal open space as per the NBC.
11. **Basement** provided as per Planning Regulation 4.4.8 shall be permitted within side and rear margins.
12. **Vehicular Ramp** connecting ground level with basement level shall be permitted in side and/ or rear margin only for plots with minimum area 1000 sqmts upto less than 2500 sq.mts area.
13. In any marginal open space, weather sheds sun breakers horizontal or vertical projections shall be permitted up to 0.60mts. These projections may also be part of the facade articulation at various levels, but shall in no cases be at the floor level such that they become a part of the habitable space. Such projections shall be allowed above a minimum height of 2.4mts from the ground level.
14. For any plots with following Activities- Detached Housing, Community Hall, Banquet Hall, Convention center, Exhibition Hall, Auditorium, Planetarium, Stadium, Museums, Exhibition Halls, Preschools, Primary schools, secondary and higher secondary schools, college, polytechnic, university, research centers, Hospitals, post offices, postal telegraph communication networks, police station, jail, government and semi-government medical facility, ward and zonal offices for appropriate authorities, public library, civic centers, offices of government and semi-government , Banks, or any development activity carried out by appropriate authority for public purpose; the Plot level may be permitted to be raised up to plinth level.

e) Restricted Activities in MOS

1. The required marginal open spaces except permissible Activities as per Planning Regulation 4.4.4(d) shall be kept permanently open to sky.
2. This space shall not be used for stocking materials or loose articles for the purpose of trade or otherwise, putting up fixed or movable platforms.
3. Parking shall not be allowed in the marginal space provided as Means of Access.
4. Vehicular ramp leading to parking in floors above ground level shall not be permitted in the margin.
5. Pedestrian ramps connecting ground floor with upper floors shall not be permitted in the marginal spaces.
6. The sunk in lower ground floor or basement provided for the purpose of light/ventilation shall not be permitted in the marginal open space.
7. No difference shall be permitted in the ground level of the marginal space of the building (in cases where the permitted margin of the basement is lesser than the permitted margin of the super structure).
8. Partition walls shall not be permissible on that section of the MOS which has been demarcated as coordination roads by the competent authority.

4.4.5 Maximum Permissible Height

1. The maximum permissible height shall vary based on the width of the Abutting Road/Street as per table below.

Sr No.	Road Width (mts.)	Max. Permissible Height (mts.)
1.	Less than 12 meters	12.5 mts.
2.	12 mts. and less than 18 mts.	18 mts.
3.	18 mts. and less than 24 mts.	24 mts.
4.	24 mts and less than 30 mts.	30 mts.
5.	30 mts. and less than 36 mts	45 mts.
6.	36 mts and less than 45 mts.	60 mts.
7.	45 mts and less than 60 mts.	75 mts.
8.	60 mts and less than 75 mts.	90 mts.
9.	75 mts and above	90 mts and above

2. In case of Stilt/Podium parking the Maximum an excess of 2.4mts shall be permissible over the permissible height mentioned in table above.
3. For all plots with buildings above 30 meters, the sanctioning of layout plan shall be done only after the site clearance by the High Rise Committee.

4.4.6 Community Open Space (COS)

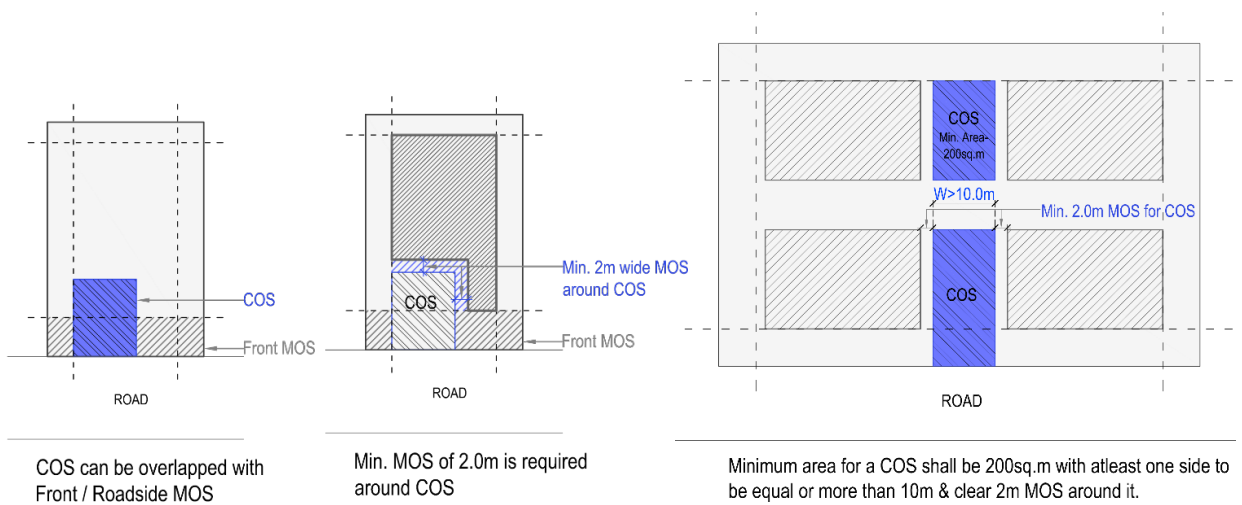
a) Minimum Area of COS

1. In any residential development, the community open spaces (COS) shall be reserved for recreational purposes if the developed plot is of area 1000 sq.mts. or more as per the regulations in table below:

Sr. No.	Use	Area of Plot (sqm)	Minimum Area of COS
1.	Layout of plotted development with Detached House, Semi-detached House and Row House, Household industry, Pre-school, Apartments, Hostels, Dharamshalas, Shops, Restaurants, shopping center, shopping mall, Wholesale, Offices for individuals, corporate offices, call centers, Training centers, clinics, fitness centers, Nursing Homes, Guest House, Lodging and Boarding, Hotel, Motel, Auto Repair workshops, Wood Workshops, Fabrication Workshops, Public Garages	Upto 1000	-
		1000	10% of the Area of plot
2.	All Industrial and Logistics related activities: Light and service industries, Heavy Industries, Hazardous industries, small factories, warehouses, Newspaper printing press, concrete batching plant, stone cutting and polishing, poultry farm, Dairy Farm Assembly Plant, Junk Yard, Textile units, Ice factories, Quarrying and stone, Gravel and clay, solid waste dumping, slaughter houses, Meat Processing units, Leather processing units, cold storages, Fuel storages, storage of inflammable materials, Thermal power plant, Power plant, Gas plant, storage of hazardous materials, hazardous industries, Chemical Industries, Warehouses, Godowns, Cold Storage, ice Factories, Timber Mart, Steel stockyard, Bus Depots, Truck Depots	Upto 1000	5% of the area of the plot
		Above 1000 sqm	10% of the area of the plot
3.	Religious activities: temples, churches, Mosques, Gurudwaras, Synagogues etc.) Educational Activities such as Preschools, primary schools, secondary and higher secondary schools, colleges, polytechnic, university, institutional Activities such as Research centers and Hospitals, Community Hall, Banquet Halls, convention center, Exhibition Hall, Auditorium, Planetarium, Stadium, Museum, Theatre, Multiplex, Drive in Cinemas, Clubs, Golf course, party Plots, garden Restaurants, public Institutional, post offices, postal telegraph communication networks, police station, jail, government and semi-government medical facility, ward and zonal offices for appropriate authorities,	Upto 500 sqm	-
		500 sqm to 2000 sqm	10% of the area of the plot
		2000 sqmts or more	20% of the area of plot

Sr. No.	Use	Area of Plot (sqm)	Minimum Area of COS
	public library, civic centers, offices of government and semi-government , Banks , or any development activity carried out by appropriate authority for public purpose.		

2. These COS shall be planned out in clusters or pockets of not less than 200 sqm for plots bigger than 2000 sq.m., with minimum 10m length of one side.
3. In case of plots smaller than 2000sqm, where the minimum area for COS required as per the table above under section 4.4.6 is less than 200 sq.mts, the entire area under COS shall be provided at a single place with minimum 8 meters length on one side.
4. In case of EWS or LIG housing scheme, the minimum area of COS shall be 10% of the area of the plot.



b) MOS around COS

1. The Building line shall be at least 2 meters away from the boundary of COS.
2. Such MOS shall be required in addition to the minimum area required for COS as per table above under section 4.4.6.

c) Permissible Activities in COS

1. Pavilion, gymnasias, Gazebo (single storied structure up to 25 sqm. of built up area which may be used as pavilion or gymnasias, may be permitted. Such area may be excluded from Floor Area Ratio (FAR) calculations. Where the area of COS is more than 2000 sq.mts in one place, built up area of the gymnasias may be extended upto 75 sq.mts.)
2. Parking shall be permissible below Community Open Space as per the regulation 4.4.8.

d) General requirements for Community Open Space plot

1. Each COS and the structure on it shall be accessible by Means Of Access.
2. The length of COS shall generally not exceed 2.5 times the average width. However, depending on the configuration of the site, common open spaces of different shapes may be permitted, as long as the COS serves the purpose of the immediate community contiguous to the open space.
3. No angle of the COS shall be less than 60 degrees.

4.4.7 Parking

a) Parking Requirements by Activities

1. Area for Parking shall be provided as specified in the table below:

S.No	Activity	Parking Area Requirement
1	Residential	For each plot bigger than 65 sqm and upto 125 sqm - 1 Car parking space per unit in Common Parking area For each plot bigger than 125 sqm and upto 300 sqm,- 1 car parking space within each individual plot. And additional 1 car parking space for every additional 100 sqm of area on the plot. For residential activity other than plotted housing –Floor area equivalent to 30% of consumed FAR
2	Educational	24% of Consumed FAR
3	Institutional (all institutional, medical and playfield/stadium / exhibition)	40% of Consumed FAR
4	(i) Assembly halls, cinemas theatres	40% of Consumed FAR
	(ii) Restaurants	60 % of Consumed FAR
	(iii) Marriage Halls, community hall	40% of plot area
5	Business office and firms for private business	40% of Consumed FAR
6	Commercial	60 % of Consumed FAR
7	Industrial	40% of Consumed FAR
8	Storage	40% of Consumed FAR

b) General Requirements for Parking

1. On plot Parking :

- i. Parking requirement for each plot, independent or within a layout, shall be as per the table above under section 4.4.7(a)

- ii. Parking requirement for a single plot with multiple activities shall be calculated on pro-rata basis based on the FAR consumed under each activity.
- iii. Parking shall be permissible in MOS in 50% of the area, after leaving minimum 4.5 mts clear for vehicular access way.
- iv. Parking Area Requirement includes parking space, driveway, and aisles, but excludes vehicular ramps, vehicular lift and Means of Access.
- v. Each on plot parking space shall not be less than 13.75 sqm for car, 1.25 sqm for motorized 2-wheeler and 1.00 sqm for bicycles.
- vi. On-plot parking shall be provided with adequate vehicular access to street and the area of drives, aisles, and other such provisions required for adequate maneuvering of vehicles shall be exclusive of the parking space stipulated in these rules.
- vii. If the total parking space required by these regulations is provided collectively by a group of property owners, such parking space may be counted towards meeting the parking requirements.
- viii. In case of parking spaces provided in basements, at least 2 ramps of 3 mts width and slope shall be provided, located preferably at opposite ends with a slope not more than 1:10m.

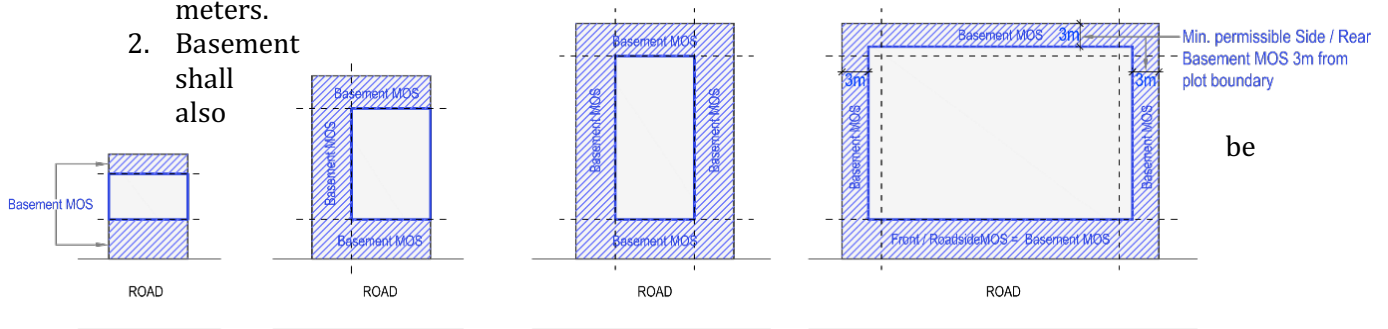
2. Requirements for standalone Multi-level parking structure

- i. Ground level street frontage of such parking structure shall be used for commercial or Residential activities subject to the permissible FAR of the zone.
- ii. MOS front – As per section 4.4.4 (a)
- iii. MOS side and Rear- As per section 4.4.4 (b)
- iv. Ground coverage- N.A.
- v. Building height: As per section 4.5.5

4.4.8 Basement

a) Minimum Plot Size:

- 1. Basement for parking shall be permissible on a minimum plot size of 1000 square meters.
- 2. Basement shall also



Min. permissible Basement MOS same as plot MOS for Row house

Min. permissible Basement MOS same as plot MOS for semi detached units

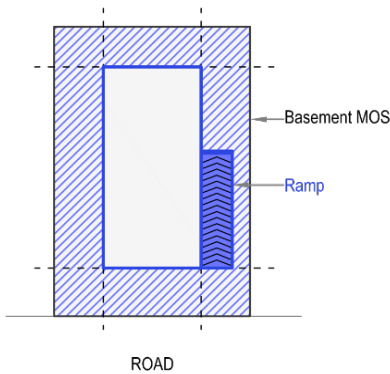
Min. permissible Basement MOS same as plot MOS for detached units

Basement MOS for plots area bigger than 1000 sq.m

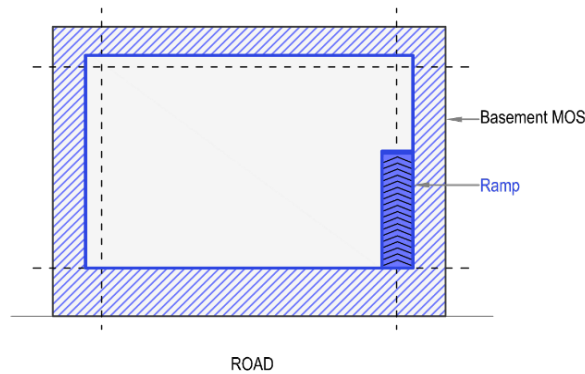
permissible in Detached, Semi-detached and row houses, maximum upto 3 meters below ground level.

b) MOS for Basement:

1. No basement shall be provided in the Front MOS.
2. 3 meters side margin shall be kept from side boundary. However for Basements in Detached, Semi-detached and row houses, the MOS for basement shall be same as the MOS for Plot as specified in tables under planning regulations 4.4.4[a] and 4.4.4[b].
3. No side margins shall be required in case of a written agreement with neighboring plot. In such case basements in contiguous plots may also be internally connected.
4. The vehicular ramps connecting ground level to the basement shall be permissible only in the side and rear MOS as per regulation 4.4.4 [d (12)].



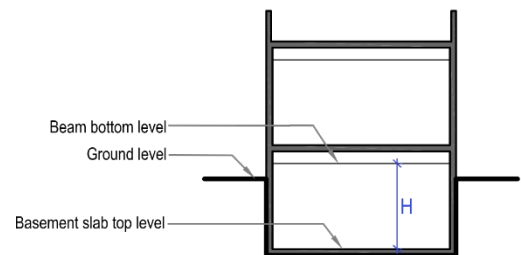
Ramp is permissible in MOS for plot areas between 1000-2500 sq.m



Ramp not permissible in the MOS for plots areas bigger than 2500 sq.m

c) Height of Basement :

1. At least minimum clear height of 2.4 meters as measured from the floor to the underside of the beam shall be required.
2. In case commercial activities are allowed in the basement [as per the minimum requirements mentioned in 4.4.8[d (6)]a minimum clear height 3.6m shall be required.



Permissible min. clear height for Basements (H)

d) Permissible Activities in Basement :

1. No habitable activities shall be permissible in basement.
2. Storage of noncombustible articles shall be permissible.
3. Strong rooms, bank cellars, radiations room (only for medical treatment and research) shall be permissible.
4. Air conditioning equipment's and machines used for services and utilities of the building shall be permissible.
5. Parking shall be permissible to accommodate parking requirement as per the regulation 4.4.7
6. Commercial activity on the first basement level shall be permissible provided that;
7. Commercial activities are permissible as per regulation 4.2.
8. The plot area is not less than 5000square meters.
9. In case of Basement in Detached, Semi-Detached and Row Houses, no habitable or occupiable activities other than storage of non-combustible articles shall be permitted in the basement.

5. RESIDENTIAL GENERAL 3 (RG-III)

5.1 Introduction

5.1.1 Description

- Residential general-3 (RG-III) is envisioned primarily as a residential zone with mixed use permissible based on specific conditions.
- This zone is delineated to retain the character and density of selected areas due to lack of carrying capacity of physical infrastructure.
- The areas under this zone include Shyamala Hills, Char Imli, Arera Colony (E-1 to E-5), Areas connected to Vijay Nagar and Narsinghgarh Road Gandhinagar, Kolar Road (from Link Road no. 3 to Kaliasote Canal, as demarcated in the BDP 2031 Proposed Zoning Map.
- The zone is envisioned to be developed to keep the existing character of these areas intact.

5.1.2 Existing Development

- The plots with existing development confirming with the regulations under BDP 2005 and BVN 2012 may continue to exist “as is” until they come for redevelopment.

5.1.3 Redevelopment of Existing Plots within Approved layouts

- The Plots within the approved layouts shall be considered as individual units and such plots shall be eligible for activities permissible in the respective zone subject to these regulations. The Plots falling within this zone shall be approved for development as per the regulations specified for this zone.

5.2 Permissible Activities

The following activities shall be generally permissible on a plot falling within this zone. However their permissibility shall be based on the width of the road as identified in the subsequent regulation 5.2.1:

1. **[Residential Use Activities]:** Detached house, Semi-detached House, Row House, Apartment, Crèche/day care center, Household Industry, Watch and ward residence, Hostels , Slum Rehabilitation & Resettlement Houses (under various govt. Schemes)
2. **[Commercial Activities]:** Retail and convenient shops, Showrooms, Shopping Center, Shopping Malls, Restaurant, canteen, Personnel service shop, Weekly haat bazaar, Agro & Dairy Product Market, Office for Individual professionals, corporate office, call centers, Coaching Centers, Industrial training institute (ITI), computer training center, vocational training, management institute, physical training center (fitness center), clinic, clinical laboratory, poly clinic, Dispensary, Nursing home, Health center, Pediatric center, Diagnostic center Geriatric center, pet clinic dispensary, hospital, veterinary hospital, Cinema and Multiplex, Golf course, recreational club, Marriage garden, Garden Restaurant, Guest House, boarding house, lodging house, rest house, Motel, Serviced Apartments, Service shop, Motor garage & Workshop, Automobile repair shop, Wood/ other Fabrication Workshops, Wholesale
3. **[Institutional Activities]:** Playschool, Nursery and kindergarten school, Primary School, Secondary school, Senior secondary school, Integrated school, college, University, Specialized educational institute, Veterinary institute, Adult Education center, Coaching Centers (less than 20 student batch), physically and mentally

challenged children Institute, Banquet hall/community hall, open air theatre, exhibition center and art gallery, ,Convention center, Conference halls, Stadium, Museum, Library, Social Welfare center, , cultural and information center, Music center, dance center, drama center Yoga center, meditation center, spiritual and religious center, religious premise science center, Fair Ground, Auditorium, Planetarium, Govt. and Semi-Govt medical facility, post office, Police post, Police headquarters, police station, Fire post, fire station, STD PCO, Central government office, State government office, Local Government office, Public undertaking office, Offices of Govt. and Semi-Govt Authorities, Administrative office, Courts, Local government maintenance office, bank, bank ATMs, orphanage, old age home and senior citizen care home, night shelter, Dharamshala, Children home, fair, circus, mela, any activity carried out by appropriate authority for public purpose

4. **[Recreational Activities]:** Indoor games hall, Swimming pool, neighborhood park, playground, park, sports complex, Zoological garden, regional park, city park, Plant nursery, Orchard, Aquarium
5. **[Utilities and services Activities]:** Overhead tank, Underground Tank, Oxidation pond, septic tank, Sewerage pumping station, sewerage and waste water treatment plant, Public toilet & urinal, Dhallaon and Dustbin, Garbage Disposal infrastructure, solid waste transfer stations, Dhobi Ghat, telecom tower and station , telecommunication center, observatory and weather office, telephonic exchange, transmission tower, radio and television station, wireless station, Fuel station, EV charging station, Battery swapping stations, electric sub stations, any other development activity carried out by appropriate authority for public purpose
6. **[Transportation Activity]:**multi-level parking

5.2.1 Permissible Activities by Road Width

Sr. No:	Road Width	Permissible Activities
1.	Less than 12 meters	Row Houses, Semi-Detached Houses, Detached Houses, Crèche and day care center, Household industry, Watch and ward residence, Slum Rehabilitation & Resettlement Houses (under various govt. Schemes) Playschool, Nursery and kindergarten school, Police post, STD PCO, orphanage, neighborhood park, playground, park
2.	12 mts and above	In addition to all Activities permissible in the above categories: Apartment Houses Guest House, boarding house, lodging house, rest house, Serviced Apartments Primary School, Integrated school, cultural and information center, Yoga center, Health club, meditation center, spiritual and religious center, religious premise , physically and mentally challenged children Institute, Govt. and Semi-Govt medical facility, post office, police station, Fire post, Local government office (maintenance), bank, old age home and senior citizen care home, night shelter, Children home, Plant

		<p>nursery, Multi-Level parking, public purpose activities operated by municipal corporation or government,</p> <p>The following activities shall be permissible on Ground Floor and First Floor Only:</p> <p>Retail and convenient shops, Restaurant , canteen, Personnel service shop, Office for Individual professionals, clinic, clinical laboratory, poly clinic, voluntary health service, Dispensary, Nursing Home, Health Center, Pediatric center, Diagnostic center Geriatric center, pet clinic.</p>
3.	18 mts and above	<p>In addition to all Activities permissible in the above categories [except Playschool, Nursery and kindergarten and primary school without pick up and drop facility within the plot]</p> <p>Retail and convenient shops, Restaurant , canteen, Personnel service shop, Weekly haat bazaar, Office for Individual professionals, corporate office, Administrative office, call centers, Coaching Centers (more than 20 student batch), Cinema and Multiplex, Motel, Showrooms</p> <p>Secondary school, Senior secondary school, college, University, Specialized educational institute, Veterinary institute, Adult Education center, Industrial training institute (ITI), computer training center, vocational training, management institute, physical training center (fitness center)</p> <p>veterinary hospital, clinic, clinical laboratory, poly clinic, voluntary health service, Dispensary, Nursing Home, Health Center, Pediatric center, Diagnostic center, Geriatric center, pet clinic, Hospital, Govt. and Semi-Govt Hospitals, maternity home</p> <p>Conference halls, science center, Library, Auditorium, Police headquarters, Fire station, Central government office, State government office, Local Government office, Public undertaking office, Courts, exhibition center, Indoor games hall, Swimming pool, Hotel, Motel</p> <p>Battery swapping stations</p> <p>Orchard, Agro & Dairy Product Market, Fair Ground</p>
4.	24 mts and above	<p>In addition to all Activities permissible in the above categories:</p> <p>Shopping Center, Shopping Malls, Wholesale,</p> <p>Service shop, Motor garage & Workshop, Automobile repair shop, Wood/ other Fabrication Workshops</p> <p>Golf course, recreational club, Marriage garden, Garden Restaurant,</p> <p>Banquet hall/community hall, open air theatre, exhibition center and art gallery, Convention center, Stadium, Museum, Social Welfare center, Planetarium, Dharamshala, sports complex, fair , circus, mela</p> <p>Zoological garden, regional park/city park, Aquarium,</p> <p>telecommunication center, Fuel station, EV charging station</p>

5.3 Floor Area Ratio (FAR)

5.3.1 Permissible Floor Area Ratio

1. The permissible Floor Area Ratio (FAR) shall be regulated based on the Type of Development in as specified in table under planning regulation 5.4.1.

5.3.2 Areas not counted towards computation of FAR

1. Asper the Planning regulations 4.3.2.

5.4 Norms for Development of Individual Plots

5.4.1 Minimum Plot Size

1. The minimum plot size shall be regulated based on the type of development as per the table below:

Sr. no.	Development Type	Min Plot Size (sqm)	Min. Frontage (mts)	Ground Coverage (%)	FAR		Marginal open Space (mts.)				Max. permissible Height (mts.)
					Base	chargeable	Front	Rear	Side	Side	
1	Row Housing	41	6	NA	1.00	0.25	3.0	1.5	0.0	0.0	9.5
2	Semi Detached	125	9	NA	1.00	0.25	3.0	2.5	3.0	0.0	12.5
3	Detached	225	12.0	NA	0.75	0.50	4.5	2.5	3.0		12.5

5.4.2 Merger and Subdivision

a) Merger of Plots

1. As per the Planning regulations 4.4.2.[a]

b) Sub-Division Layout

1. The minimum area of plot after sub division shall be based on the type of development as specified in table under section 5.4.1
2. After Sub-division of plot the minimum plot size of the sub divided plots shall not be less than 41 sq.mts.

5.4.3 Means of Access (MOA)

1. As per the Planning regulations 4.4.

5.4.4 Marginal Open Space (MOS)

a) Front (Road-Side) Margin

1. As per table under section 5.4.1

b) Side and Back Margins

1. As per table undersection 5.4.1

c) MOS between buildings:

1. As per the Planning regulations 4.4.4 [c]

d) Permissible Activities in MOS

1. As per the Planning regulations 4.4.4 [d]

e) Restricted Activities in MOS

1. As per the Planning regulations 4.4.4 [e]

5.4.5 Maximum Permissible Height

1. As per table 10 in planning regulation 5.4

5.4.6 Community Open Space (COS)

a) Minimum Area of COS

1. As per the Planning regulations 4.4.6 [a]

b) MOS around COS

1. As per the Planning regulations 4.4.6 [b]

c) Permissible Activities in COS

1. As per the Planning regulations 4.4.6 [c]

d) General requirements for COS plot

1. As per the Planning regulations 4.4.6 [d]

5.4.7 Parking

a) Parking Requirements by Activities

1. As per the Planning regulations 4.4.7[a]

b) General Requirements for Parking

1. As per the Planning regulations 4.4.7 [b]

5.4.8 Basement

a) Minimum Plot Size:

1. As per the Planning regulations 4.4.8 [a]

b) MOS for Basement:

1. As per the Planning regulations 4.4.8 [b]

c) Height of Basement :

1. As per the Planning regulations 4.4.8 [c]

d) Permissible Activities in Basement :

1. As per the Planning regulations 4.4.8 [d]

6. RESIDENTIAL GENERAL 4 (RG-IV)

6.1 Introduction

6.1.1 Description

- Residential general-4 (RG-IV) is envisioned primarily as a mixed use residential zone with mixed use permissible based on specific conditions.
- This is a new zone delineated envisioning the urban expansion of the city of Bhopal for a horizon period of 2031 and beyond.
- The zone is envisioned to be developed with full mix of Activities allowing real estate markets to function on their own.

6.2 Permissible Activities

1. All Permissible Activities as per planning Regulation 4.2.

6.2.1 Permissible Activities by Road Width

1. As per the Planning regulations 4.2.1.

6.3 Floor Area Ratio (FAR)

6.3.1 Permissible Floor Area Ratio

Base FAR	Premium FAR	Total Permissible FAR
1.25	0.75	2.00

6.3.2 Areas not counted towards computation of FAR

1. As per the Planning regulations 4.3.2

6.4 Norms for Development of Individual Plots

6.4.1 Minimum Plot Size

1. As per the Planning regulations 4.4.1

6.4.2 Merger and Subdivision of plots

a) Merger

1. As per the Planning regulations 4.4.2[a]

b) Sub-Division

1. As per the Planning regulations 4.4.2[b]

6.4.3 Means of Access (MOA)

1. As per the Planning regulations 4.4.3

6.4.4 Marginal Open Space (MOS)

a) **Front (Road-Side) Margin**

1. As per the Planning regulations 4.4.4 [a]

b) **Side and Back Margins**

1. As per the Planning regulations 4.4.4 [b].

c) **MOS between buildings:**

1. As per the Planning regulations 4.4.4 [c]

d) **Permissible Activities in MOS**

1. As per the Planning regulations 4.4.4 [d]

e) **Restricted Activities in MOS**

1. As per the Planning regulations 4.4.4 [e]

6.4.5 Maximum Permissible Height

1. As per the Planning regulations 4.4.5

6.4.6 Community Open Space (COS)

a) **Minimum Area of COS**

1. As per the Planning regulations 4.4.6 [a]

b) **MOS around COS**

1. As per the Planning regulations 4.4.6 [b]

c) **Permissible Activities in COS**

1. As per the Planning regulations 4.4.6 [c]

d) **General requirements for COS plot**

1. As per the Planning regulations 4.4.6 [d]

6.4.7 Parking

a) **Parking Requirements by Activities**

1. As per the Planning regulations 4.4.7[a]

b) **General Requirements for Parking**

1. As per the Planning regulations 4.4.7 [b]

6.4.8 Basement

a) **Minimum Plot Size:**

1. As per the Planning regulations 4.4.8 [a]

b) **MOS for Basement:**

1. As per the Planning regulations 4.4.8 [b]

c) **Height of Basement :**

1. As per the Planning regulations 4.4.8 [c]

d) **Permissible Activities in Basement :**

1. As per the Planning regulations 4.4.8 [d]

7. RESIDENTIAL GENERAL-5(RG-V)

7.1 Introduction

7.1.1 Description

- Residential general-5 (RG-V) is envisioned primarily as a low density residential zone.
- This zone is delineated considering the sensitive geographical features in the city of Bhopal.
- This zone majorly includes areas of Barkhedi kala village, Barkhedi Khurd, Mendora, Khudaganj, Mendori, Chichli, Nayapura(kolar marg), Gehukheda, Daulatpur, Bairagadh Chichli, Chandanpura, Premtura, and Sewaniya Gaund

7.1.2 Existing Development

- The plots with existing development that is not confirming to the regulations applicable in the respective zone may continue to exist “as is” until they come for redevelopment.

7.2 Permissible Activities

The following activities shall be generally permissible on a plot falling within this zone. However their permissibility shall be based on the width of the road as identified in the subsequent regulation 7.2.1:

1. **[Residential Activity]:** Detached Houses, Farm Houses, Household Industries, Watch and Ward Residence, Slum Rehabilitation and resettlement houses (under various govt. schemes), Hostels
2. **[commercial]:** Retail/ Convenient Shops, Personnel service shops, Garden Restaurants, canteens, Hotel, Motel, Resort, Weekly Market, Vocational Training center, Technical training institute, Hotel, Motel, Resort
3. **[Institutional]:** Police post, Health Centers/ Nursing HomePre-school, Primary school, Secondary/ Higher secondary schools (for Rural areas), Religious, Dharamshala, Night Shelters (Rainbasera), Voluntary Health Services, Research and development center, Museum, Exhibition center and art gallery, Open air Theatre, Cultural and information center, Social and cultural institute, Orphanages, Yoga centers, Meditation and religious centers
4. [Recreational]: Neighborhood parks/ gardens, Indoor games Hall , Swimming pool, Plant Nursey
5. **[Transportation]:** Multi-level parking

7.2.1 Permissible Activities by Road Width

Sr. No:	Road Width	Permissible Activities
1.	Less than 12 meters	Detached Houses, Farm Houses, Household Industries, Watch and Ward Residence, Slum Rehabilitation and resettlement houses (under various govt. schemes), Night Shelters (Rainbasera), Orphanages

Sr. No:	Road Width	Permissible Activities
		Police post, Pre school Neighborhood parks/ gardens The following activities are permissible on ground floor only: Retail/ Convenient Shops, Personnel service shops
2.	12 mts and above	Hostels, Health Centers/ Nursing Home, Primary school, Secondary/ Higher secondary schools, Religious, Voluntary Health Services, Vocational Training center, Research and development center, Technical training institute, Yoga centers, Meditation and religious centers Indoor games Hall, Swimming pool, Plant Nursery Multi-Level parking The following activities are permissible on ground and first floor only: Retail/ Convenient Shops, Personnel service shops
3.	18 mts and above	Canteens, Weekly Market, Museum, Exhibition center and art gallery, Open air Theatre, Cultural and information center, Social and cultural institute, restaurant, hotel, motel
4.	24 mts and above	Garden Restaurants, Dharamshala, hotel, motel, resort, Fuel Station, School and College

7.3 Floor Area Ratio (FAR)

7.3.1 Permissible Floor Area Ratio

Base FAR	Premium FAR	Total Permissible FAR
0.75	0	0.75

7.3.2 Areas not counted towards computation of FAR

- As per the Planning regulations 4.3.2

7.4 Norms for Development of Individual Plots

7.4.1 Minimum Plot Size

- Minimum Plot Size for development shall be 1000 sq. mts.

7.4.2 Merger and Subdivision of plots

a) Merger

1. As per the Planning regulations 4.4.2[a]

b) Sub-Division

1. The minimum plot size after sub-division shall be minimum 1000 sq.mts

7.4.3 Means of Access (MOA)

1. As per the Planning regulations 4.4.3

7.4.4 Marginal Open Space (MOS)

a) Front (Road-Side) Margin

1. As per the Planning regulations 4.4.4 [a]

b) Side and Back Margins

1. As per the Planning regulations 4.4.4 [b].

c) MOS between buildings:

1. As per the Planning regulations 4.4.4 [c]

d) Permissible Activities in MOS

1. As per the Planning regulations 4.4.4 [d]

e) Restricted Activities in MOS

1. As per the Planning regulations 4.4.4 [e]

7.4.5 Maximum Ground Coverage

1. Maximum ground coverage shall be 25% of the area of the plot.

7.4.6 Maximum Permissible Height

1. Maximum permissible height shall be 12.5 meters.
2. The roof of the building shall be kept sloping.

7.4.7 Community Open Space (COS)

a) Minimum Area of COS

1. As per the Planning regulations 4.4.6 [a]

b) MOS around COS

1. As per the Planning regulations 4.4.6 [b]

c) Permissible Activities in COS

1. As per the Planning regulations 4.4.6 [c]

d) General requirements for COS plot

1. As per the Planning regulations 4.4.6 [d]

7.4.8 Parking

a) Parking Requirements by Activities

1. As per the Planning regulations 4.4.7[a]

b) General Requirements for Parking

1. As per the Planning regulations 4.4.7 [b]

7.4.9 Basement

a) MOS for Basement:

1. As per the Planning regulations 4.4.8 [a]

b) Height of Basement :

1. As per the Planning regulations 4.4.8 [b]

c) Permissible Activities in Basement :

1. As per the Planning regulations 4.4.8 [c]

8. TRANSIT ORIENTED DEVELOPMENT ZONE (TOD)

8.1 Introduction

8.1.1 Description

- Transit oriented Development (TOD) zone is delineated as an overlay zone along the Phase –I of the MPMRCL’s Metro. The TOD zone shall also become applicable along the future phases of metro corridor as and when they approved by the Government and notified by the appropriate authority.
- The zone has been delineated 500 meters on either side of the Metro alignment. Principally, all plots falling completely or partially within the 500 meter buffer from the metro alignment shall be included in TOD.
- The purpose of this zone is to allow and enable more number of people to live and work near the Metro Corridor.
- This Zone is Made up of Existing, older structures which shall be incentivized to redevelop with higher FAR.
- It is recommended that the implementation of this zone shall be undertaken after preparation of detailed Local Area Plan (LAP)
- For any plot within this zone to avail the premium FAR, the plot must be a part of Local Area Plan prepared by the concerned authority.
- The LAPs prepared for this zone shall ensure improved street network, infrastructure, parking management and regulations to achieve a desired urban character and form for the area.
- Once the detailed LAP is approved the regulations identified in the LAP shall prevail over these regulations for the LAP area.

8.1.2 Existing Development

The following regulations shall be applicable on the existing regulations:

- The plots with existing development confirming with the previous regulations under BDP 2005 and BVN 2012 may continue to exist “as is” until they come for redevelopment.

8.1.3 Redevelopment of Existing Plots within Approved layouts

- The Plots within the approved layouts shall be considered as individual units and such plots shall be eligible for activities permissible in the respective zone subject to these regulations. The Plots falling within this zone shall be approved for development as per the regulations specified for this zone.

8.2 Permissible Activities

1. The permissible Activities shall be as per the base zone.

8.2.1 Permissible Activities by Road Width

1. The permissible Activities by Road Width in the Transit Oriented Development Zone (TOD) shall be based on the regulations applicable for Base Zone.

8.3 Floor Area Ratio (FAR)

8.3.1 Permissible Floor Area Ratio

Base FAR	Premium FAR	TDR	Total Permissible FAR
1.25	1.25	0.5	3.00

1. For any plot within this zone to avail the premium FAR and TDR, the plot must be a part of Local Area Plan prepared by the concerned authority.
2. This is a TDR receiving zone where any plot requiring to consume more than the base FAR and premium FAR shall purchase the TDR up to the permissible limit in this zone.

8.3.2 Areas not counted towards computation of FAR

1. As per the regulations of Base Zone

8.4 Norms for Development of Individual Plots

8.4.1 Minimum Plot Size

1. As per the regulations of Base Zone

8.4.2 Merger and Subdivision of plots

a) Merger of Plots

1. As per the regulations of Base Zone

b) Sub-Division

1. As per the regulations of Base Zone

8.4.3 Means of Access (MOA)

1. As per the regulations of Base Zone

8.4.4 Marginal Open Space (MOS)

a) Front (Road-Side) Margin

1. The Front (Road-Side) Margin Shall be based on the width of the abutting Road as described in Table below :

Sr. No.	Road Width (mts.)	Front (Road-Side) Margin (mts.)
1.	less than 9 mts.	3.0
2.	9 mts. up to less than 12 mts	4.5
3.	12 mts. above	6.0
4.	18 mts and above	Built to Line*(as per TOD-LAP)

2. Built To Line* (BTL) shall be permissible on all roads above 18 meters in this zone only if the appropriate authority prepares a TOD-LAP identifying additional Public ROWs that plot owners are required to leave before getting approvals for redevelopment on their plot

b) Side and Back Margins

1. As per the regulations of Base Zone.

c) MOS between buildings:

1. As per the regulations of Base Zone

d) Permissible Activities in MOS

1. As per the regulations of Base Zone

e) Restricted Activities in MOS

1. As per the regulations of Base Zone.

8.4.5 Maximum Permissible Height

1. As per the regulations of Base Zone

8.4.6 Community Open Space (COS)

a) Minimum Area of COS

1. As per the regulations of Base Zone

b) MOS around COS

1. As per the regulations of Base Zone

c) Permissible Activities in COS

1. As per the regulations of Base Zone

d) General requirements for COS plot

1. As per the regulations of Base Zone.

8.4.7 Parking

a) Parking Requirements by Activities

1. Area for Parking shall be provided as specified in the table below:

S.No	Occupancy	Parking Area Requirement
1	Residential	For each plot bigger than 65 sqm and upto 125 sqm - 1 Car parking space per unit in Common Parking area For each plot bigger than 125 sqm and upto 300 sqm,- 1 car parking space within each individual plot. And additional 1 car parking space for every additional 100 sqm of area on the plot. For residential activity other than plotted housing – Floor area equivalent to 20% of consumed FAR

S.No	Occupancy	Parking Area Requirement
2	Educational	24% of consumed FAR
3	Institutional (Medical)	20% of consumed FAR
4	(i) Assembly halls, cinemas theatres	20% of consumed FAR (75 sqm per ECS assuming 5 sqm per seat)
	(ii) Restaurants	30% of consumed FAR
	(iii) Marriage Halls, community hall	20% plot area
5	Business office and firms for private business	20% of consumed FAR
6	commercial	30 % of consumed FAR
7	Industrial	20% of consumed FAR
8	Storage	20% of consumed FAR

b) General Requirements for Parking

1. As per planning regulations 4.4.7[b]

8.4.8 Basement

a) Minimum Plot Size:

1. As per the Planning regulations applicable for base zone.

b) MOS for Basement:

1. As per the Planning regulations applicable for base zone.

c) Height of Basement :

1. As per the Planning regulations applicable for base zone.

d) Permissible Activities in Basement :

1. As per the Planning regulations applicable for base zone.

8.4.9 Connection across plots & Public ROW's

a) Connections above ground (Skywalks):

1. Connections spanning across the MOS between two buildings of more than 18 meters height located on one or two different plots shall be permissible in this zone.
 - i. Such Connections shall have a clear opening of minimum 6 meters height above ground.
 - ii. Such connections shall not be more than 4 meters wide.

- iii. No habitable or occupiable activities other than thoroughfare shall be permissible in such connections.
2. Connection spanning across the MOS and public ROW between two buildings of more than 18 meters height located on two different plots shall be permissible in this zone.
 - i. Such connections shall have a clear opening of minimum 6 meters height above ground.
 - ii. Such connections shall not be more than 6 meters wide.
 - iii. No habitable activities shall be permissible in such connections.
 - iv. The maximum distance from any point on such connection to the nearest staircase connecting with ground level shall be 25 meters.
 - v. Such connections must have transparent railings on both side to allow visibility and ensure safety of users.

b) Connections below ground (Subways):

1. A Pedestrian passage way, below ground level connecting two plots across a public ROW shall be permissible.
2. The width of such pedestrian passage way shall not be less than 4 meters.
3. An Additional three meters shall be permissible on either side of the pedestrian passage way for the purpose of vending activities.
4. No habitable Activities shall be permissible in such passage ways.
5. Such passage way shall have access to ground level at every 25 meter interval.

9. OLD CITY ZONE (OZ)

9.1 Introduction

9.1.1 Description

- The Old City Zone (OZ) is identified to delineate the area with its distinct character, fabric, heritage structures and heritage features that needs to be preserved and / or conserved.
- The purpose of this zone is to incentivize **Heritage conservation** and allow controlled urban regeneration to maintain the overall urban character of the iconic old city of Bhopal.
- For conservation of Heritage precincts and structures within this zone, the appropriate authority is recommended to undertake preparation of a “**Heritage Conservation and management plan (HCMP) for old city zone**” to identify and categorize all structures and precincts based on their **Heritage value**.
- A “**Heritage conservation and management Plan (HCMP)**” shall be prepared by the Urban Local body or any appropriate authority as identified by the government along with the local communities and relevant heritage committees to identify ‘Heritage structures’ and ‘heritage precincts’ as listed by the state archeology department in the old city zone.
- Based on the **Heritage conservation and management plan (HCMP)** prepared by the appropriate authority, the plot owners within this zone shall be incentivized to undertake preservation/conservation of their heritage properties through receipt of Heritage-TDR.
- Once the HCMP for this zone is prepared and approved by the appropriate authority, the regulations identified in that plan shall prevail over these regulations.

9.1.2 Existing Development

- The plots with existing development confirming with the regulations under BDP 2005 and BVN 2012 may continue to exist “as it is” until they come for redevelopment or alterations to their existing structure as per the Heritage conservation plan (HCMP).

9.1.3 Development of Plots with Heritage structures and precincts

- The HCMP shall identify heritage structures based on their “heritage value” as follows:
 - i. Structures with High Heritage value
 - ii. Structures with Moderate heritage value
 - iii. Non-listed structures falling on plots within a heritage precinct identified in HCMP.
 - iv. Non- listed structures on plots outside the heritage precincts identified in HCMP.
- Tradable Floor Space shall be provided as an Incentive for such Heritage structures as per the table under section 9.3.2 to incentivize their preservation and / or conservation.
- The Plot owners of these heritage structures and buildings shall be required to conserve the following original aspects of their buildings:
 - i. All Facades
 - ii. Building Footprint
 - iii. Character of opens spaces such as courtyards, Windows, internal streets, etc.

9.1.4 Redevelopment of Existing Plots

- All plots outside the heritage precincts with non-listed structures as identified in the HCMP shall be allowed to redevelop.
- Redevelopment on such plots shall confirm with the regulations provided under the regulations for this zone.

9.2 Permissible Activities

9.2.1 Permissible Activities for Heritage Plots and Heritage Precincts

The following activities may be allowed on heritage plots and Heritage Precincts:

1. **[Residential]:** Detached Houses, Semi-Detached Houses, Row houses, Household industries, Preschools, Apartments Houses, Hostels, Dharamshalas
2. **[Commercial]:** Restaurants, Hotels
3. **[Institutional]:** Museums, Public Library, Social Welfare center, Community Hall, Exhibition center and Art gallery, Convention center, Administrative offices, Offices of Govt. and semi-govt. authorities.

9.2.2 Permissible Activities for Plots other than Heritage plots and Heritage Precincts

The following activities shall be generally permissible when a plot owner whose plot is non-listed as per the HCMP comes for redevelopment. However their permissibility shall be based on the width of the road as identified in the subsequent regulation 9.2.1.1:

1. **[Residential Use Activities]:** Detached Houses, Semi-Detached Houses, Row houses, Apartments Houses, Hostels, Crèche/day care center, Household Industry
2. **[Commercial Activities]:** Retail and convenient shops, shopping centers, Cinema, Restaurant, Canteen, Offices of individual professionals, corporate offices, Service shop, Motor garage & Workshop, Automobile repair shop, Wood/ other Fabrication Workshops, Wholesale, Guest House, boarding house, lodging house, rest house, Hotel, Motel, Training centers, call centers, Coaching Centers, fitness centers, Clinics, poly clinic, Dispensary, Nursing home, Health center, Pediatric center, Diagnostic center Geriatric center, pet clinic dispensary, hospital, veterinary hospital
3. **[Institutional Activities]:** Playschool, Nursery and kindergarten school, Primary schools, secondary and senior secondary schools, integrated school, research and development center, physically and mentally challenged children Institute, Hospitals, Nursing Home, Health club, Govt. and Semi-Govt medical facility, voluntary health service, Govt. and Semi-Govt Hospitals, Community Halls, Banquet Halls, Religious, Dharamshalas, Exhibition center and art gallery, Civic Centers ,Convention center, Conference halls, Library, Social Welfare center, cultural and information center, Music center, dance center, drama center Yoga center, meditation center, spiritual and religious center, religious, post office, telegraph office, Police post, police station, Fire post, fire station, Reformatory, STD PCO, telephone exchange, Central government office, State government office, Local Government office, Public undertaking office, Offices of Govt. and Semi-Govt Authorities Local government maintenance office, bank, bank ATMs orphanage, old age home and senior citizen care home, night shelter, maternity home, Children home, any activity carried out by appropriate authority for public purpose

4. **[Recreational Activities]:**Neighborhood park, playground, park, city park, Plant nursery, Orchard
5. **[Utilities and services Activities]:**Overhead tank, Underground Tank, Oxidation pond, septic tank, Sewerage pumping station, sewerage and waste water treatment plant, Public toilet & urinal, Dhallaon and Dustbin, Garbage Disposal infrastructure, solid waste transfer stations, Dhobi Ghat, telecom tower and station, transmission tower, electric sub stations, any other development activity carried out by appropriate authority for public purpose
6. **[Transportation Activity]:**Bus stop, multi-level parking,

9.2.3 Permissible Activities by Road Width

Sr. No:	Road Width	Permissible Activities
1.	Less than 12 meters	Row Houses, Semi-Detached Houses, Detached Houses, Crèche and day care center, Household industry, Coaching Centers (less than 20 student batch), Playschool, Nursery and kindergarten school, Police post, STD PCO, orphanage, neighborhood park, playground, park The following activities shall be permissible on Ground Floor Only: Retail and convenient shops
2.	12m- and above	In addition to all Activities permissible in the above categories: Apartment Houses, Hostels, Guest House, boarding house, lodging house, rest house, hotel Retail and convenient shops, Restaurant , canteen, Weekly haat bazaar, Office for Individual professionals, Primary School, Integrated school, cultural and information center, Yoga center, Health club, meditation center, spiritual and religious center, religious , physically and mentally challenged children Institute, Govt. and Semi-Govt medical facility, clinic, clinical laboratory, poly clinic, voluntary health service, Dispensary, Nursing Home, Health Center, Pediatric center, Diagnostic center, Geriatric center, pet clinic, post office, police station, Fire post, Local government office (maintenance), bank, old age home and senior citizen care home, night shelter, Children home, Plant nursery, Multi-Level parking, public purpose activities operated by municipal corporation or government,
3.	18m- and above	In addition to all Activities permissible in the above categories [except Playschool, Nursery and kindergarten and primary school without pick up and drop facility within the plot] Corporate office, Administrative office, call centers,

Sr. No:	Road Width	Permissible Activities
		Coaching Centers (more than 20 student batch), Cinema and Multiplex, Motel, Showrooms Service shop, Motor garage & Workshop, Automobile repair shop, Wood/ other Fabrication Workshops, Secondary school, Senior secondary school, veterinary hospital, Hospital, Govt. and Semi-Govt Hospitals, maternity home Library , Fire station, telephone exchange, Central government office, State government office, Local Government office, Public undertaking office, exhibition center, Orchard,
4.	24 mts and above	In addition to all Activities permissible in the above categories: Shopping Center, Wholesale, Banquet hall, community hall, open air theatre, exhibition center and art gallery, Convention center, Social Welfare center, Dharamshala, Hotel City park, Fuel station, EV charging station
5.	30 mts and above	all Activities permissible in the above categories:

9.3 Floor Area Ratio (FAR)

9.3.1 Permissible Floor Area Ratio

Base FAR	Premium FAR	TDR	Total Permissible FAR
2.00**	-	as per regulation 9.3.2	2.00 + TDR*

* The TDR in OLD CITY Zone (OZ) shall be as per the Table under section 9.3.2. The Total permissible FAR shall therefore vary based on the permissible TDR as applicable.

** for Plots Situated along road less than 15.0 meter width, F.A.R. shall be reduced by 0.25

The land affected by widening of road, shall generate FAR which may be used in receiving area

9.3.2 Transferable Development Rights (TDR)

1. Tradable Floor Space shall be provided for a plot with Heritage Structures or Building, or for plots within a Heritage Precinct notified by the appropriate Authority in the Heritage Conservation and management Plan.
2. Such Heritage Buildings shall be classified on the basis of their respective heritage value as per Heritage Conservation and management Plan (HCMP). The Tradable Floor Space shall be provided as an incentive for Heritage Buildings for these categories as stated in the table below on the basis of their respective utilized FAR, irrespective of the area of plot:

Sr. No.	Heritage Structure	Tradable FAR
1.	High Heritage Value	100% of total utilized FAR
2.	Moderate Heritage value	50% of total utilized FAR
3.	Non listed in Heritage Precinct	30% of total utilized FAR
4.	Non listed outside Heritage Precinct	Nil

3. The appropriate Authority shall issue Tradable Right Certificate (TRC) identifying the amount of Tradable Floor Space for the Building.
4. Maximum 10% of this Floor Space may be used for extensions or alterations to the existing notified Heritage Building within the limit of maximum permissible FAR. The rest may be utilized through TDR mechanism in other zones where chargeable FAR is permissible.
5. A transparent mechanism based on e-governance shall be prepared by the appropriate Authority for monitoring the trading of TRC.

9.3.3 Areas not counted towards computation of FAR

1. All interior open-to-sky spaces such as courtyards and chowk, utility ducts in any form, shape and size required by Regulations.
2. Area used for parking at basement or hollow-plinth.
3. Basement exclusively used for parking shall have minimum height of 2.8mts, and maximum height of 3.8mts, measured from finished basement floor level to finished plinth level. Only in case of mechanized parking, there is no restriction on maximum height or number of basement floors used for parking purpose.
4. For basement provided exclusively for parking, other permissible Activities shall be permitted upto a maximum area of 25% of the total built-up area of the basement floor. This non parking area shall be calculated towards the computation of FAR.
5. Hollow plinth provided for parking with the following conditions:
 - i. Such hollow plinth shall be provided within the building-unit except on road-side facade.
 - ii. Hollow plinth provided for the purpose of parking shall have maximum height of 3.5mts from finished ground level to finished first floor level and a minimum height of 3.0mts from finished ground level to finished first floor level.
 - iii. Hollow Plinth can have provision for electric meter room, room for telephone distribution board, bathroom, water room, servant room, and security cabin and entrance foyer if the total area does not exceed 15sqm. This area shall not be considered towards computation of FAR.

6. Loft provided as per NBC or up to a maximum of 30% of the enclosing space.
7. Staircase and stair cabin provided as per NBC with the following conditions :
 - i. Staircase with maximum intermediate landing width equal to the width of stair,
 - ii. Maximum landing width at floor level shall be three times the width of stair (x mts) including additional space (0.5xmts) provided at either side of the stair landing as common area.
8. Lift, lift well with lift cabin, stair cabin, lift landing of lift well and water tank, including the walls provided as per NBC with the following conditions:
 - iii. The width of the lift landing shall be considered equal to the maximum width of the lift well including walls (x mts) with an additional space (0.5x mts) at either side of the lift provided as common area.
 - iv. The depth of the lift landing shall be two times the maximum width of the lift well including walls (x mts).
9. The width of the lift landing shall be considered twice the width of the lift well including walls including additional space provided at either side of the landing, and the depth shall be of twice the width of the lift well as illustrated across.
10. Vehicular ramps and pedestrian ramps provided as per NBC.
11. Electric room and electric substation as specified by Competent Electric Company.
12. Open-to-sky (courtyards) space used for solar-water heating system, outdoor units for air-conditioners or mechanical ventilation shall be exempt from FAR.

9.4 Norms for Development of Plots other than Heritage plots and Plots identified under Heritage Precincts as per HCMP

9.4.1 Minimum Plot Size

1. Minimum Plot size shall be 18 sq.mts.

9.4.2 Merger and Subdivision of plots

a) Merger

1. Merger shall be permitted.

b) Sub-Division

1. Subdivision shall only be permissible if all plots constituted after subdivision have a minimum area of 32 sqm.

9.4.3 Permissible Ground Coverage

Sr. No.	Plot Area (Sqm)	Permissible Ground Coverage (%)
1.	Less than 500 sqm	100%
2.	500 up to less than 1500 sqm	75%
3.	1500 sqm and above	65%

9.4.4 Marginal Open Space (MOS)

a) Front (Road-Side) Margin

1. No Front (Road-Side)Margin required unless specified in the Heritage conservation and management plan (HCMP).
2. **Built-to-line (BTL)** shall be required on the current building line unless specified otherwise in HCMP.

9.4.5 Maximum Permissible Height

1. Maximum permissible building Height shall be regulated based on the width of the abutting road as per the table 15:

Sr. No.	Road width (mts)	Height (mts)
1.	Upto less than 7.5 mts	Twice the Road width (or open space)
2.	7.5 up to less than 12 mts	15 mts
3.	12 mts and above	25 mts

9.4.6 Community Open Space (COS)

1. As per the planning regulations 4.4.6 as applicable.

9.4.7 Parking

a) For Heritage Plots and Heritage Precincts as per HCMP and Heritage LAP

1. For Heritage Structures, Buildings and Precincts identified in the Heritage Conservation Plan, parking requirements shall not be required if the proposed Activities are hospitality and/or sympathetic adaptive re-use to residential.

b) For plots other than the Heritage plots and Heritage Precincts as per HCMP and Heritage LAP

1. Parking spaces for vehicles shall be provided within the plot for every new Building and /or extension in existing building constructed for the first use and /or when the use of old building is changed to any of the Activities mentioned in Planning Regulation 4.4.7.
2. For Plots with area less than 100sq.mts for residential use, parking shall not be required. For Plot with area more than 100sq.mts, parking shall be provided as per Planning Regulation 4.4.7.
3. For Plot with area less than 60sq.mts for non-residential use, parking shall not be required. For Building-units with area more than 60sq.mts, parking shall be provided as per Planning Regulation 4.4.7.
4. In case it is not feasible to provide the required parking as per Regulations due to any constraint, the Competent Authority may recover fees for deficit parking. This fee shall be decided by the Competent Authority and revised from time to time.

9.4.8 Basement

1. Basement may be provided with adequate structural safety during construction such as shoring and strutting and as per NBC.
2. All regulations for Basement shall be as per the regulations in section 4.4.8.

10. COMMERCIAL MIXED USE CENTER-1 (CMU-1)

10.1 Introduction

10.1.1 Description

1. The Commercial Mixed Use Center-1 (CMU-1) is a zone delineated by upgrading the Existing Commercial City Center of M.P. Nagar.
2. The Zone has been delineated to include Zone I and Zone II of MP. Nagar all the way up till the Habibganj Railway Station as demarcated in the proposed zoning map for BDP 2031.
3. This zone is made up of existing older structures which shall be incentivized to redevelop with higher FAR.
4. It is recommended that the implementation of this zone shall be undertaken after preparation of detailed Local Area Plan (LAP)
5. For any plot within this zone to avail the premium FAR, the plot must be a part of Local Area Plan prepared by the concerned authority.
6. The LAPs prepared for this zone shall ensure improved street network, infrastructure, parking management and regulations to achieve a desired urban character and form for the area.
7. Once the detailed LAP is approved the regulations identified in the LAP shall prevail over these regulations for the LAP area.

10.1.2 Existing Development

The following regulations shall be applicable on the existing regulations:

- The plots with existing development confirming with the previous regulations under BDP 2005 and BVN 2012 may continue to exist “as is” until they come for redevelopment.

10.1.3 Redevelopment of Existing Plots within Approved layouts

- The Plots within the approved layouts shall be considered as individual units and such plots shall be eligible for activities permissible in the respective zone subject to these regulations. The Plots falling within this zone shall be approved for development as per the regulations specified for this zone.

10.2 Permissible Activities

The following activities shall be generally permissible on a plot falling within this zone. However their permissibility shall be based on the width of the road as identified in the subsequent regulation 10.2.1:

1. **[Residential Use Activities]:** Detached house, Semi-detached House, Row House, Apartment houses, Crèche/day care center, Household Industry, Watch and ward residence, Hostels, Slum Rehabilitation & Resettlement Houses (under various govt. Schemes)
2. **[Commercial Activities]:** Retail and convenient shops, Showrooms, Shopping Malls, Restaurant, canteen, Personnel service shop, Weekly haat bazaar, Agro & Dairy Product Market, Office for Individual professionals, corporate office, call centers, Coaching Centers, Industrial training institute (ITI), computer training center, vocational training, management institute, physical training center (fitness center), clinic, clinical laboratory, poly clinic, Dispensary, Nursing home, Health center, Pediatric center, Diagnostic center

Geriatric center, pet clinic dispensary, hospital, veterinary hospital, Cinema and Multiplex, Drive in cinema, Golf course, recreational club, Marriage garden, Garden Restaurant, Guest House, boarding house, lodging house, rest house, hotel, Motel, Service shop, Motor garage & Workshop, Automobile repair shop, Wood/ other Fabrication Workshops, Wholesale

3. **[Industrial & Logistics Activities]** : Service centers and service industries, Flatted/ Group industries
4. **[Institutional Activities]**: Playschool, Nursery and kindergarten school, Primary School, Secondary school, Senior secondary school, Integrated school, college, University, Specialized educational institute, Veterinary institute, Adult Education center, physically and mentally challenged children Institute, polytechnic, Banquet hall/community hall, open air theatre, exhibition center and art gallery, Civic Centers, Convention center, Conference halls, Stadium, Museum, Library, Social Welfare center, research and development center, cultural and information center, Music center, dance center, drama center, Yoga center, meditation center, spiritual and religious center, science center, Fair Ground, Auditorium, Planetarium, Health club, Govt. and Semi-Govt medical facility, voluntary health service, , religious, post office, telegraph office, Police post, Police headquarters, police station, District police office, Fire post, fire station, Reformatory, Jail, STD PCO, telephone exchange, Central government office, State government office, Local Government office, Public undertaking office, Offices of Govt. and Semi-Govt Authorities, Courts, lawyer's chamber, Local government maintenance office, bank, bank ATMs, old age home and senior citizen care home, night shelter, maternity home, Dharamshala, Children home, fair, circus, mela, pandals, any activity carried out by appropriate authority for public purpose
5. **[Recreational Activities]**: Indoor games hall, Swimming pool, neighborhood park, playground, park, sports complex, Zoological garden, Botanical garden, , regional park, city park , Plant nursery, Orchard
6. **[Utilities and services Activities]**: Overhead tank, Underground Tank, Oxidation pond, septic tank, Sewerage pumping station, sewerage and waste water treatment plant, Public toilet & urinal, Dhallaon and Dustbin, Garbage Disposal infrastructure, solid waste transfer stations, Dhobi Ghat, telecommunication center, observatory and weather office, telephonic exchange, transmission tower, radio and television station, wireless station, Fuel station, EV charging Station, Battery swapping station, any other development activity carried out by appropriate authority for public purpose
7. **[Transportation Activity]**: Bus stop, multi-level parking

10.2.1 Permissible Activities by Road Width

Sr. No:	Road Width	Permissible Activities
1.	Less than 12 meters	Row Houses, Semi-Detached Houses, Detached Houses, , Watch and ward residence, Slum Rehabilitation & Resettlement Houses (under various govt. Schemes) Coaching Centers (less than 20 student batch), bank ATMs, STD PCO, Crèche and day care center, Playschool, Nursery and kindergarten

Sr. No:	Road Width	Permissible Activities
		<p>school, orphanage Police post, neighborhood park, playground, park Household industry Overhead tank, Underground Tank, Oxidation pond, septic tank, Sewerage pumping station, sewerage and waste water treatment plant, Public toilet & urinal, Dhallaon and Dustbin, Garbage Disposal infrastructure</p> <p>The following activities shall be permissible on Ground Floor Only: Retail and convenient shops</p>
2.	12m- and above	<p>In addition to all Activities permissible in the above categories: Apartment Houses, Hostels, Guest House, boarding house, lodging house, rest house, hotel Primary School, Integrated school, research and development center, cultural and information center, Music center, dance center, drama center, Yoga center, Health club, meditation center, spiritual and religious center, religious , physically and mentally challenged children Institute, Govt. and Semi-Govt medical facility, post office, telegraph office, police station, Fire post, Local government office (maintenance), bank, old age home and senior citizen care home, night shelter, Children home, Plant nursery, Multi-Level parking, public purpose activities operated by municipal corporation or government, solid waste transfer stations, telecommunication center, observatory and weather office, telephonic exchange, transmission tower, radio and television station, wireless station</p> <p>The following activities shall be permissible on Ground Floor and First Floor Only: Retail and convenient shops, Restaurant , canteen, Personnel service shop, Weekly haat bazaar, Office for Individual professionals, clinic, clinical laboratory, poly clinic, voluntary health service, Dispensary, Nursing Home, Health Center, Pediatric center, Diagnostic center Geriatric center, pet clinic dispensary.</p>

Sr. No:	Road Width	Permissible Activities
3.	18m- and above	<p>In addition to all Activities permissible in the above categories [except Playschool, Nursery and kindergarten and primary school without pick up and drop facility within the plot]</p> <p>Retail and convenient shops, Restaurant , canteen, Personnel service shop, Weekly haat bazaar, Office for Individual professionals, corporate office, Administrative office, call centers, Coaching Centers (more than 20 student batch), Cinema and Multiplex, Motel, Showrooms</p> <p>Service shop, Motor garage & Workshop, Automobile repair shop, Wood/ other Fabrication Workshops,</p> <p>Secondary school, Senior secondary school, college, University, Specialized educational institute, Veterinary institute, Adult Education center, polytechnic, Industrial training institute (ITI), computer training center, vocational training, management institute, physical training center (fitness center), Reformatory, Jail</p> <p>veterinary hospital, clinic, clinical laboratory, poly clinic, voluntary health service, Dispensary, Nursing Home, Health Center, Pediatric center, Diagnostic center, Geriatric center, pet clinic, Hospital, Govt. and Semi-Govt Hospitals, maternity home</p> <p>Conference halls, science center, Library, Auditorium, , Police headquarters, District police office, Fire station, telephone exchange, Central government office, State government office, Local Government office, Public undertaking office, Courts, exhibition center, Indoor games hall, Swimming pool</p> <p>EV charging Station, Battery swapping station</p> <p>Botanical garden, Orchard, Agro & Dairy Product Market, Fair Ground</p>
4.	24 mts and above	<p>In addition to all Activities permissible in the above categories:</p> <p>Shopping Center, Shopping Malls, Wholesale,</p> <p>Golf course, recreational club, Marriage garden, Garden Restaurant,</p> <p>Banquet hall/community hall, open air theatre, exhibition center and art gallery, Civic Centers, Convention center, Stadium, Museum, Social Welfare center, Planetarium, Dharamshala, sports complex, fair , circus, mela</p> <p>Service centers and service industries, Flatted/ Group industries,</p> <p>Zoological garden, regional park, city park, Aquarium,</p> <p>telephonic exchange, Fuel station,</p>

10.3 Floor Area Ratio (FAR)

10.3.1 Permissible Floor Area Ratio

Base FAR	Premium FAR	TDR	Total Permissible FAR
2.50	1.50	1.00	5.00***

1. For any plot within this zone to avail the premium FAR and TDR, the plot must be a part of Local Area Plan prepared by the concerned authority.
2. This is a TDR receiving zone where any plot requiring to consume more than the base FAR and premium FAR shall purchase the TDR up to the permissible limit in this zone.
*** This FAR shall be permissible only after LAP / TP Scheme for this zone is prepared and approved

10.3.2 Areas not counted towards computation of FAR

1. As per planning regulations 4.3.2

10.4 Norms for Development of Individual Plots

10.4.1 Minimum Plot Size

1. As per the planning regulations 4.4.

10.4.2 Merger and Subdivision of Plots

a) Merger

1. As per the planning regulations 4.4.2[a]

b) Sub-Division

1. As per the planning regulations 4.4.2[b]

10.4.3 Means of Access (MOA)

1. As per the planning regulations 4.4.2.

10.4.4 Marginal Open Space (MOS)

a) Front (Road-Side) Margin

1. The Front (Road-Side) Margin Shall be based on the width of the abutting Road as described in Table below:

Sr. No.	Road Width (mts.)	Front(Road-Side) Margin (mts.)
1.	less than 9 mts.	3.0
2.	9 mts. To 12 mts	4.5
3.	12 mts. and above	6.0
4.	18 meters and above	Built to Line* (as per LAP)

Built To Line*(BTL) shall be permissible on all roads above 18 meters in this zone only if the appropriate authority prepares a LAP identifying additional Public ROWs that plot owners are required to leave before getting approvals for redevelopment on their plot.

b) Side and Back Margins

1. As per the planning regulations .4.4.[b(1)]

c) MOS between buildings:

1. As per the planning regulations 4.4.4.[c(1)]

d) Permissible Activities in MOS

1. As per the planning regulations 4.4.4.[d(1)]

e) Restricted Activities in MOS

1. As per the planning regulations 4.4.4.[e(1)]

10.4.5 Maximum Permissible Height

1. The maximum permissible height shall vary based on the width of the Abutting Road/Street as in table 18.

Sr No.	Road Width (mts.)	Max. Permissible Height (mts.)
1.	Less than 12 meters	12.5 mts.
2.	12 mts. To less than 18 mts.	24 mts.
3.	18 mts. To less than 36 mts.	45 mts.
4.	36 mts To less than 45 mts.	60 mts.
5.	45 mts and above	60 mts and above

2. In case of Stilt/Podium parking to the Maximum an excess of 2.4mts shall be permissible over the permissible height mentioned in table above.

10.4.6 Community Open Space (COS)

a) Minimum Area of COS

1. As per the planning regulations in 4.4.6 [a(1)]

b) MOS around COS

1. As per the planning regulations in 4.4.6 [b(1)]

c) Permissible Activities in COS

1. As per the planning regulations in 4.4.6 [c(1)]

d) General requirements for COS plot

1. As per the planning regulations in 4.4.6 [d(1)]

10.4.7 Parking

a) **Parking Requirements by Activities**

1. Area for Parking shall be provided as specified in the table below:

S.No	Occupancy	Parking Area Requirement
1	Residential	For each plot bigger than 65 sqm and upto 125 sqm - 1 Car parking space per unit in Common Parking area For each plot bigger than 125 sqm and upto 300 sqm,- 1 car parking space within each individual plot. And additional 1 car parking space for every additional 100 sqm of area on the plot. For residential activity other than plotted housing – Floor area equivalent to 20% of consumed FAR
2	Educational	24% of consumed FAR
3	Institutional (Medical)	20% of consumed FAR
4	(i) Assembly halls, cinemas theatres	20% of consumed FAR (75 sqm per ECS assuming 5 sqm per seat)
	(ii) Restaurants	30% of consumed FAR
	(iii) Marriage Halls, community hall	20% plot area
5	Business office and firms for private business	20% of consumed FAR
6	Commercial	30 % of consumed FAR
7	Industrial	20% of consumed FAR
8	Storage	20% of consumed FAR

b) **General Requirements for Parking**

1. As per planning regulations 4.4.7[b]

10.4.8 Basement

a) **Minimum Plot Size:**

1. As per the Planning regulations 4.4.8 [a]

b) MOS for Basement:

1. As per the Planning regulations 4.4.8 [b]

c) Height of Basement :

1. As per the Planning regulations 4.4.8 [c]

d) Permissible Activities in Basement :

1. As per the Planning regulations 4.4.8 [d]

10.4.9 Connection across plots & Public ROW's

a) Connections above ground (Skywalks):

1. As per planning Regulation 8.4.9(a).

b) Connections below ground (Subways):

1. As per planning regulation 8.4.9(b).

11. COMMERCIAL MIXED USE CENTER-2 (CMU-2)

11.1 Introduction

11.1.1 Description

- The Commercial Mixed Use Center-2 (CMU-2) is a zone delineated by upgrading the Existing Commercial Sub City Center of New market, Neori (Karond Square) and Misrod (Hoshangabad Road).
- This zone is made up of existing older structures which shall be incentivized to redevelop with higher FAR.
- It is recommended that the implementation of this zone shall be undertaken after preparation of detailed Local Area Plan (LAP)
- For any plot within this zone to avail the premium FAR, the plot must be a part of Local Area Plan prepared by the concerned authority.
- The LAPs prepared for this zone shall ensure improved street network, infrastructure, parking management and regulations to achieve a desired urban character and form for the area.
- Once the detailed LAP is approved the regulations identified in the LAP shall prevail over these regulations for the LAP area.

11.1.2 Existing Development

The following regulations shall be applicable on the existing regulations:

- The plots with existing development confirming with the previous regulations under BDP 2005 and BVN 2012 may continue to exist “as is” until they come for redevelopment.

11.1.3 Redevelopment of Existing Plots within Approved layouts

- The Plots within the approved layouts shall be considered as individual units and such plots shall be eligible for activities permissible in the respective zone subject to these regulations. The Plots falling within this zone shall be approved for development as per the regulations specified for this zone.

11.2 Permissible Activities

1. As per planning regulations in section 10.2.

11.2.1 Permissible Activities by Road Width

1. As per planning regulation 10.2.1.

11.3 Floor Area Ratio (FAR)

11.3.1 Permissible Floor Area Ratio

Base FAR	Premium FAR	TDR	Total Permissible FAR
2.00	1.00	1.00	4.00***

1. For any plot within this zone to avail the premium FAR and TDR, the plot must be a part of Local Area Plan prepared by the concerned authority.

2. This is a TDR receiving zone where any plot requiring to consume more than the base FAR and premium FAR shall purchase the TDR up to the permissible limit in this zone.

*** This FAR shall be permissible only after LAP / TP Scheme for this zone is prepared and approved

11.3.2 Areas not counted towards computation of FAR

1. As per planning regulations 4.3.2

11.4 Norms for Development of Individual Plots

11.4.1 Minimum Plot Size

1. As per the planning regulations 4.4.1

11.4.2 Merger and Subdivision of Plots

a) Merger

1. As per the planning regulations 4.4.2[a]

b) Sub-Division

1. As per the planning regulations 4.4.2[b]

11.4.3 Means of Access (MOA)

1. As per the planning regulations 4.4.3

11.4.4 Marginal Open Space (MOS)

a) Front (Road-Side) Margin

1. The Front (Road-Side) Margin Shall be based on the width of the abutting Road as described in Table under planning regulations 10.4.4(a)
2. Built To Line* (BTL) shall be permissible on all roads above 18 meters in this zone only if the appropriate authority prepares a LAP identifying additional Public ROWs that plot owners are required to leave before getting approvals for redevelopment on their plot.

b) Side and Back Margins

1. As per the planning regulations 4.4.4.[b(1)].

c) MOS between buildings:

1. As per the planning regulations 4.4.4.[c(1)]

d) Permissible Activities in MOS

1. As per the planning regulations 4.4.4.[d(1)]

e) Restricted Activities in MOS

1. As per the planning regulations 4.4.4.[e(1)]

11.4.5 Maximum Permissible Height

1. The maximum permissible height shall vary based on the width of the Abutting Road/Street as in table under planning regulation 10.4.5.
2. In case of Stilt/Podium parking to the Maximum an excess of 2mts shall be permissible over the permissible height mentioned in table under planning regulation 10.4.5.

11.4.6 Community Open Space (COS)

a) **Minimum Area of COS**

1. As per the planning regulations in 4.4.6 [a(1)]

b) **MOS around COS**

1. As per the planning regulations in 4.4.6 [b(1)]

c) **Permissible Activities in COS**

1. As per the planning regulations in 4.4.6 [c(1)]

d) **General requirements for COS plot**

1. As per the planning regulations in 4.4.6 [d(1)]

11.4.7 Parking

a) **Parking Requirements by Activities**

1. As per the planning regulation 10.4.7:

b) **General Requirements for Parking**

1. As per the planning regulation 4.4.7[b]

11.4.8 Basement

a) **Minimum Plot Size:**

1. As per the Planning regulations 4.4.8 [a]

b) **MOS for Basement:**

1. As per the Planning regulations 4.4.8 [b]

c) **Height of Basement :**

1. As per the Planning regulations 4.4.8 [c]

d) **Permissible Activities in Basement :**

1. As per the Planning regulations 4.4.8 [d]

11.4.9 Connection across plots & Public ROW's

a) **Connections above ground (Skywalks):**

1. As per planning Regulation 8.4.9(a).

b) **Connections below ground (Subways):**

1. As per planning regulation 8.4.9(b).

12. COMMERCIAL MIXED USE CENTER-3 (CMU-3)

12.1 Introduction

12.1.1 Description

- The Commercial Mixed Use Center-3 (CMU-3) is a zone delineated as the new proposed commercial areas in the Bhopal planning area.

12.1.2 Existing Development

The following regulations shall be applicable on the existing regulations:

- The plots with existing development confirming with the previous regulations under BDP 2005 and BVN 2012 may continue to exist “as is” until they come for redevelopment.

12.1.3 Redevelopment of Existing Plots within Approved layouts

- The Plots within the approved layouts shall be considered as individual units and such plots shall be eligible for activities permissible in the respective zone subject to these regulations. The Plots falling within this zone shall be approved for development as per the regulations specified for this zone.

12.2 Permissible Activities

- As per planning regulations in section 10.2.

12.2.1 Permissible Activities by Road Width

- As per planning regulations in section 10.2.1.

12.3 Floor Area Ratio (FAR)

12.3.1 Permissible Floor Area Ratio

Base FAR	Premium FAR	TDR	Total Permissible FAR
1.50	1.50	0	3.00

12.3.2 Areas not counted towards computation of FAR

- As per planning regulations 4.3.2

12.4 Norms for Development of Individual Plots

12.4.1 Minimum Plot Size

- As per the planning regulations 4.4.1

12.4.2 Merger and Subdivision of plots

a) Merger

- As per the planning regulations 4.4.2[a]

b) Sub-Division

1. As per the planning regulations 4.4.2[b]

12.4.3 Means of Access (MOA)

1. As per the planning regulations 4.4.2.3

12.4.4 Marginal Open Space (MOS)

a) Front (Road-Side) Margin

1. The Front (Road-Side) Margin Shall be based on the width of the abutting Road as described in Table under planning regulations 10.4.4(a)

b) Side and Back Margins

1. As per the planning regulations 4.4.4.[b(1)].

c) MOS between buildings:

1. As per the planning regulations 4.4.4.[c(1)]

d) Permissible Activities in MOS

1. As per the planning regulations 4.4.4.[d(1)]

e) Restricted Activities in MOS

1. As per the planning regulations 4.4.4.[e(1)]

12.4.5 Maximum Permissible Height

1. The maximum permissible height shall vary based on the width of the Abutting Road/Street as in table 18, planning regulation 10.4.5.
2. In case of Stilt/Podium parking to the Maximum an excess of 2mts shall be permissible over the permissible height mentioned in table 18, planning regulation 10.4.5.

12.4.6 Community Open Space (COS)

a) Minimum Area of COS

1. As per the planning regulations in 4.4.6 [a(1)]

b) MOS around COS

1. As per the planning regulations in 4.4.6 [b(1)]

c) Permissible Activities in COS

1. As per the planning regulations in 4.4.6 [c(1)]

d) General requirements for COS plot

1. As per the planning regulations in 4.4.6 [d(1)]

12.4.7 Parking

a) Parking Requirements by Activities

1. Motor vehicle Equivalent car space (ECS) shall be provided as specified in the table 19, planning regulation 10.4.7:

b) General Requirements for Parking

1. On plot Parking , As per the planning regulation 4.4.7[b]

12.4.8 Basement

a) Minimum Plot Size:

1. As per the Planning regulations 4.4.8 [a]

b) MOS for Basement:

1. As per the Planning regulations 4.4.8 [b]

c) Height of Basement :

1. As per the Planning regulations 4.4.8 [c]

d) Permissible Activities in Basement :

1. As per the Planning regulations 4.4.8 [d]

12.4.9 Connection across plots & Public ROW's

a) Connections above ground (Skywalks):

1. As per planning Regulation 8.4.9(a).

b) Connections below ground (Subways):

2. As per planning regulation 8.4.9(b).

13. SPECIAL PLANNING ZONE-1 (SPZ1)

13.1 Introduction

13.1.1 Description

- Special planning zone-1 (SPZ-1) is delineated by the Bhopal Smart city Development Corporation limited (BSCDCL) to be developed under the “**Area Based Development (ABD)**” of the Smart Cities Mission.
- Areas around TT Nagar have been identified to be redeveloped under the ABD model of development under the smart cities mission with both central and state funding.
- The BSCDCL has recognized special regulations for the development of this zone as a High Density area with mixed land Activities.
- Therefore, all DPRs for this zone shall adhere to the regulations formulated by the BSCDCL under Bhopal smart City for this zone.

13.2 Permissible Activities

3. All Permissible Activities as per planning Regulation 4.2.

13.2.1 Permissible Activities by Road Width

4. As per the Planning regulations 4.2.1.

13.3 Floor Area Ratio (FAR)

13.3.1 Permissible Floor Area Ratio

Base FAR	Premium FAR	TDR	Total Permissible FAR
2.50	1.00	0.50	4.00

13.3.2 Areas not counted towards computation of FAR

5. As per the Planning regulations 4.3.2

13.4 Norms for Development of Individual Plots

13.4.1 Minimum Plot Size

6. As per the Planning regulations 4.4.1

13.4.2 Merger and Subdivision of plots

c) Merger

7. As per the Planning regulations 4.4.2[a]

d) Sub-Division

8. As per the Planning regulations 4.4.2[b]

13.4.3 Means of Access (MOA)

9. As per the Planning regulations 4.4.3

13.4.4 Marginal Open Space (MOS)

e) Front (Road-Side) Margin

10. As per the Planning regulations 4.4.4 [a]

f) Side and Back Margins

11. As per the Planning regulations 4.4.4 [b].

g) MOS between buildings:

12. As per the Planning regulations 4.4.4 [c]

h) Permissible Activities in MOS

13. As per the Planning regulations 4.4.4 [d]

i) Restricted Activities in MOS

14. As per the Planning regulations 4.4.4 [e]

13.4.5 Maximum Permissible Height

2. As per the Planning regulations 4.4.5

13.4.6 Community Open Space (COS)

j) Minimum Area of COS

15. As per the Planning regulations 4.4.6 [a]

k) MOS around COS

16. As per the Planning regulations 4.4.6 [b]

l) Permissible Activities in COS

17. As per the Planning regulations 4.4.6 [c]

m) General requirements for COS plot

2. As per the Planning regulations 4.4.6 [d]

13.4.7 Parking

n) Parking Requirements by Activities

18. As per the Planning regulations 4.4.7[a]

o) General Requirements for Parking

19. As per the Planning regulations 4.4.7 [b]

13.4.8 Basement

p) Minimum Plot Size:

20. As per the Planning regulations 4.4.8 [a]

q) MOS for Basement:

21. As per the Planning regulations 4.4.8 [b]

r) Height of Basement :

22. As per the Planning regulations 4.4.8 [c]

s) Permissible Activities in Basement :

As per the Planning regulations 4.4.8 [d]

14. INDUSTRIES-1 (I1)

14.1 Introduction

14.1.1 Description

- The Industries- 1 (I1) is primarily an industrial zone envisioned for development of large, medium and small scale industrial activities.
- This zone primarily incorporates the areas covered under 'Existing Light and Service Industries 'and 'Existing Industries-Heavy' in BDP 2005.
- The zone also identifies newer areas where the development of non-hazardous Industrial activities of all scales shall be proposed.
- The purpose of this zone is for industries and allied activities to locate themselves in proximity to each other for scaling up of economic activities within Bhopal Planning Area.

14.1.2 Existing Development

- The plots with existing development confirming with the regulations under BDP 2005 and BVN 2012 may continue to exist "as is" until they come for redevelopment.

14.1.3 Redevelopment of Existing Plots within Approved layouts

- The Plots within the approved layouts shall be considered as individual units and such plots shall be eligible for activities permissible in the respective zone subject to these regulations. The Plots falling within this zone shall be approved for development as per the regulations specified for this zone.

14.2 Permissible Activities

The following activities shall be generally permissible on a plot falling within this zone. However their permissibility shall be based on the width of the road as identified in the subsequent regulation 14.2.1:

1. **[Industrial & Logistics Activities]** : Light industrial unit, Heavy Industrial units, Service centers and service industries, Flatted/ Group industries, Agro based industry, Printing press, Dairy, Workshop, Junk yard, Extensive Industry, Building material yard, coal yard, Fuel wood yard, mining quarry and crushing, Printing press, Steel Yard, Concrete Batching Plant, Dairy, All non-Hazardous industries
2. **[Utilities and services Activities]**: Overhead tank, Underground Tank, Oxidation pond, septic tank, Sewerage pumping station, sewerage and waste water treatment plant, Public toilet & urinal, Dhallaon and Dustbin, Garbage Disposal infrastructure, solid waste transfer stations, Dhobi Ghat, Fuel station, EV charging station, Battery swapping stationary other development activity carried out by appropriate authority for public purpose
3. **[Transportation Activity]**: Bus stop, Bus terminal, Truck terminal, multi-level parking, Bus depot.

The following activities (Residential, commercial, institutional and recreational) shall be permissible up to a maximum of 20% of the Consumed FAR on Plots permitted for industrial activities:

4. **[Residential Use Activities*]:** Detached House, Semi-detached House, Row House, Apartment, Household Industry, Watch and ward residence, Hostels, Slum Rehabilitation & Resettlement Houses (under various govt. Schemes) *Not more than 65 sqm of Floor area permissible only for the purpose of housing for industrial workers.

[Commercial Activities]: Commercial activities including Retail and convenient shops, Shopping Center, Restaurant, canteen, Personnel service shop, Haat bazaar, Agro & Dairy Product Market, Industrial training institute (ITI), computer training center, vocational training, management institute, physical training center (fitness center), clinic, clinical laboratory, poly clinic, Dispensary, Nursing home, Health center, Pediatric center, Diagnostic center Geriatric center, pet clinic dispensary, hospital, veterinary hospital, Cinema and Multiplex, Guest House, boarding house, lodging house, rest house, Service shop, Motor garage & Workshop, Automobile repair shop, Wood/ other Fabrication Workshops, Wholesale

5. **[Institutional Activities]:** Banquet hall/community hall, open air theatre, , Social Welfare center, research and development center, cultural and information center, religious center, science center, Fair Ground, Health club, Govt. and Semi-Govt medical facility, voluntary health service, religious premise, post office, telegraph office, Police post, police station, Fire post, fire station, Reformatory, Jail, STD PCO, telephone exchange, Central government office, State government office, Local Government office, Public undertaking office, Administrative office, Local government office (maintenance), Courts, bank, bank ATMs, night shelter, maternity home, Dharamshala, fair, circus, mela, pandals, any activity carried out by appropriate authority for public purpose.

6. **[Recreational Activities]:** Neighborhood park, playground, park, sports complex, city park, , Plant nursery, Orchard, Theme/Amusement park, Aquarium

14.2.1 Permissible Activities by Road Width

Sr. No:	Road Width	Permissible Activities
1.	Less than 12 meters	<p>Row Houses, Semi-Detached Houses, Watch and ward residence, Slum Rehabilitation & Resettlement Houses (under various govt. Schemes)</p> <p>Coaching Centers (less than 20 student batch), bank ATMs, STD PCO,</p> <p>Police post,</p> <p>neighborhood park, playground, park</p> <p>Household industry</p> <p>Overhead tank, Underground Tank, Oxidation pond, septic tank, Sewerage pumping station, sewerage and waste water treatment plant, Public toilet & urinal, Dhallaon and Dustbin, Garbage Disposal infrastructure</p> <p>The following activities shall be permissible on Ground Floor Only: Retail and convenient shops</p>

Sr. No:	Road Width	Permissible Activities
2.	12m-upto less than 18m	<p>In addition to all Activities permissible in the above categories:</p> <p>Apartment Houses, Hostels, Guest House, boarding house, lodging house, rest house, Research and development center, cultural and information center, religious center, religious , Govt. and Semi-Govt medical facility, post office, telegraph office, police station, Fire post, Local government office (maintenance), bank, night shelter, Plant nursery, Multi-Level parking, public purpose activities operated by municipal corporation or government</p> <p>solid waste transfer stations</p> <p>The following activities shall be permissible on Ground Floor and First Floor Only:</p> <p>Retail and convenient shops, Restaurant , canteen, Personnel service shop, Weekly haat bazaar, clinic, clinical laboratory, poly clinic, voluntary health service, Dispensary, Nursing Home, Health Center, Pediatric center, Diagnostic center Geriatric center, pet clinic dispensary.</p>
3.	18m-upto less than 24 mts	<p>In addition to all Activities permissible in the above categories [except Playschool, Nursery and kindergarten without pick up and drop facility within the plot]</p> <p>Retail and convenient shops, Restaurant , canteen, Personnel service shop, Weekly haat bazaar, Administrative office, Coaching Centers (more than 20 student batch), Cinema and Multiplex, Hotel, Motel</p> <p>Service shop, Motor garage & Workshop, Automobile repair shop, Wood/ other Fabrication Workshops,</p> <p>Industrial training institute (ITI), computer training center, vocational training, management institute, physical training center (fitness center), Reformatory, Jail</p> <p>veterinary hospital, clinic, clinical laboratory, poly clinic, voluntary health service, Dispensary, Nursing Home, Health Center, Pediatric center, Diagnostic center, Geriatric center, pet clinic, Hospital, Govt. and Semi-Govt Hospitals, maternity home</p> <p>Science center, Fire station, telephone exchange, Central government office, State government office, Local Government office, Public undertaking office, Courts, exhibition center</p> <p>EV charging station, Battery swapping station</p> <p>Orchard, Agro & Dairy Product Market, Fair Ground</p>
4.	24 mts upto less than 30	<p>In addition to all Activities permissible in the above categories:</p> <p>Shopping Center, Shopping Malls, Wholesale, Banquet hall/community hall, open air theatre, Social Welfare</p>

Sr. No:	Road Width	Permissible Activities
	mts	center, Dharamshala, sports complex, fair , circus, mela Light industrial unit, Heavy Industrial units, All non-Hazardous industries , Extensive Industry, Service centers and service industries, Flatted/ Group industries, Agro based industry, Building material yard, coal yard, Fuel wood yard, mining quarry and crushing, Printing press, Steel Yard, Concrete Batching Plant, Dairy, Workshop, Junk yard City park, Aquarium, Fuel station
5.	30 mts and above	In addition to all Activities permissible in the above categories: Theme Park, Amusement park, Bus Terminal, Truck Terminal, Bus Depot

14.3 Floor Area Ratio (FAR)

14.3.1 Permissible Floor Area Ratio

Base FAR	Premium FAR	Total Permissible FAR
2.0	-	2.0

14.3.2 Areas not counted towards computation of FAR

1. As per the Planning regulations 4.3.2

14.4 Norms for Development of Individual Plots

14.4.1 Minimum Plot Size

1. The minimum plot size for all plots with activities other than industrial shall be as per table under planning regulation 4.4.1.
2. The minimum Plots size for all plots where industrial development is proposed shall be as per the table below:

Sr. No.	Plot Area (sqm)	Maximum Ground coverage (%)	Minimum MOS (mts)		
			Front	Side	Rear
Industrial Units					
1.	less than 450	60	3.2	2.1	2.1
2.	450 up to less than 1000	60	4.5	3.00	3.00
3	1000 up to less than 2000	60	7.5	3.75	3.75
4	2000 up to less than 5000	60	9.0	4.5	4.5

Sr. No.	Plot Area (sqm)	Maximum Ground coverage (%)	Minimum MOS (mts)		
			Front	Side	Rear
5	5000 up to less than 7500	60	12.0	6.0	6.0
6	7500 up to less than 10000	60	15	7.5	7.5
7	10000 up to less than 12500	60	18	9.0	9.0
8	12500 up to less than 20000	60	21	10.5	10.5
9	20000 and above	60	24	12.0	12.0
Flatted/ Group Industries					
	1500 sqm and above	50	12	7.5	7.5

14.4.2 Merger and Subdivision of plots

a) Merger

1. As per the Planning regulations 4.4.2[a]

b) Sub-Division

1. As per the Planning regulations 4.4.2[b]

14.4.3 Means of Access (MOA)

1. As per the Planning regulations 4.4.3.

14.4.4 Marginal Open Space (MOS)

a) Front (Road-Side) Margin

1. The front (Road-Side) margins for all Activities except plots with industrial activities shall be based on the width of the abutting road as per the Planning regulations 4.4.4 [a]
2. The Front (Road-Side) margin for all plots with industrial activities shall be as per the table under section 14.4.1

b) Side and Back Margins

1. The Side and Rear margins for all Activities except plots with industrial activities shall be as per the Planning regulations 4.4.4 [b].
2. The Side and Rear margin for all plots with industrial activities shall be as per the table under section 14.4.1

c) MOS between buildings:

1. The MOS between for all buildings except plots with industrial activities shall be as per the Planning regulations 4.4.4 [c]
2. The MOS between 2 consecutive industrial units shall be double the required side marginal open space of the larger industrial plot.

d) Permissible Activities in MOS

1. As per the Planning regulations 4.4.4 [d]

e) Restricted Activities in MOS

1. As per the Planning regulations 4.4.4 [e]

14.4.5 Maximum Permissible Height

1. As per the Planning regulations 4.4.5

14.4.6 Community Open Space (COS)

a) Minimum Area of COS

1. As per the Planning regulations 4.4.6 [a]

b) MOS around COS

1. As per the Planning regulations 4.4.6 [b]

c) Permissible Activities in COS

1. As per the Planning regulations 4.4.6 [c]

d) General requirements for COS plot

1. As per the Planning regulations 4.4.6 [d]

14.4.7 Parking

a) Parking Requirements by Activities

1. As per the Planning regulations 4.4.7[a]

b) General Requirements for Parking

1. As per the Planning regulations 4.4.7 [b]

14.4.8 Basement

a) Minimum Plot Size:

1. As per the Planning regulations 4.4.8 [a]

b) MOS for Basement:

1. As per the Planning regulations 4.4.8 [b]

c) Height of Basement :

1. As per the Planning regulations 4.4.8 [c]

d) Permissible Activities in Basement :

1. As per the Planning regulations 4.4.8 [d]

15. INDUSTRIES-2 (I2)

15.1 Introduction

15.1.1 Description

- The Industries Obnoxious (I2) zone has been delineated to identify all industrial areas where the current/ permissible activities are unfit for Human habitation. The purpose of this zone is to ensure that non-compatible Activities to this zone such as residential areas are not allowed to be made permissible in close proximity.
- This zone primarily incorporates the areas covered under 'Industries Obnoxious' in BDP 2005. It also incorporates areas that are proposed to be developed with Industrial Activities that may be Hazardous in nature.
- The purpose of this zone is for all types of industries including small, medium, Heavy and Hazardous industries to locate themselves in proximity to each other for scaling up of economic activities.

15.1.2 Existing Development

- The plots with existing development confirming with the regulations under BDP 2005 and BVN 2012 may continue to exist "as is" until they come for redevelopment.

15.1.3 Redevelopment of Existing Plots within Approved layouts

- The Plots within the approved layouts shall be considered as individual units and such plots shall be eligible for activities permissible in the respective zone subject to these regulations. The Plots falling within this zone shall be approved for development as per the regulations specified for this zone.

15.2 Permissible Activities

The following activities shall be generally permissible on a plot falling within this zone. However their permissibility shall be based on the width of the road as identified in the subsequent regulation 15.2.1:

1. **[Industrial & Logistics Activities]** : Hazardous industries, storage of hazardous material, , chemical industries, Heavy industries, Extensive Industry, Fuel storage, Petroleum product depot, Cold Storage, Storage, Gas Godown, Slaughter House, Storage of inflammable materials, Thermal power plant, power plant, gas plant, Light industrial unit, Flatted/ Group industries, Service centers and service industries, Building material yard, coal yard, Fuel wood yard, mining quarry and crushing, , Printing press, Steel Yard, Concrete Batching Plant, Dairy, Workshop, Junk yard, Extractive Industry, Refectories, Brick Kiln, Agro based industry
2. **[Utilities and services Activities]**: Overhead tank, Underground Tank, Oxidation pond, septic tank, Sewerage pumping station, sewerage and waste water treatment plant, Public toilet & urinal, Dhallaon and Dustbin, Garbage Disposal infrastructure, solid waste transfer stations, Dhobi Ghat, Fuel station, EV charging station, Battery swapping stationary other development activity carried out by appropriate authority for public purpose
3. **[Transportation Activity]**: Truck terminal, multi-level parking, Bus depot, Bus stop, Bus terminal.

The following activities (Residential, commercial, institutional and recreational) shall be permissible up to a maximum of 10% of the Consumed FAR on Plots permitted for industrial activities:

4. **[Residential Use Activities*]:** Row Houses, Semi- Detached, Detached house, Apartment houses, *Not more than 50 sqm of Floor area permissible only for the purpose of housing for industrial workers.
5. **[Commercial Activities]:***Commercial activities including Canteen, Personnel service shop, Service shop, Motor garage & Workshop, Automobile repair shop, Wood/ other Fabrication Workshops.
6. **[Institutional Activities]:** Social Welfare center, Govt. and Semi-Govt medical facility, voluntary health service, religious premise, Police post police station, Fire post, fire station, STD PCO, telephone exchange, Local government office (maintenance), bank, bank ATMs, night shelter, any activity carried out by appropriate authority for public purpose.

15.2.1 Permissible Activities by Road Width

Sr. No:	Road Width	Permissible Activities
1.	Less than 12 meters	<p>Row Houses, Semi-Detached Houses, Watch and ward residence, Slum Rehabilitation & Resettlement Houses (under various govt. Schemes)</p> <p>bank ATMs, STD PCO,</p> <p>Police post,</p> <p>Household industry</p> <p>Overhead tank, Underground Tank, Oxidation pond, septic tank, Sewerage pumping station, sewerage and waste water treatment plant, Public toilet & urinal, Dhallaon and Dustbin, Garbage Disposal infrastructure</p>
2.	12m- upto less than 18m	<p>In addition to all Activities permissible in the above categories:</p> <p>Apartment Houses, Serviced Apartments</p> <p>Hostels</p> <p>Religious premise , Govt. and Semi-Govt medical facility, police station, Fire post, Local government office (maintenance), bank, night shelter, Plant nursery, Multi-Level parking, public purpose activities operated by municipal corporation or government</p> <p>solid waste transfer stations</p> <p>The following activities shall be permissible on Ground Floor and First Floor Only:</p> <p>canteen, Personnel service shop,</p>

3.	18m- upto less than 24 mts	<p>In addition to all Activities permissible in the above categories [except Playschool, Nursery and kindergarten without pick up and drop facility within the plot]</p> <p>Restaurant , canteen, Personnel service shop, Weekly haat bazaar, Office for Individual professionals,</p> <p>Service shop, Motor garage & Workshop, Automobile repair shop, Wood/ other Fabrication Workshops,</p> <p>pet clinic, Govt. and Semi-Govt Hospitals,</p> <p>Library, Fire station, telephone exchange, exhibition center, EV charging station, Battery swapping station</p>
4.	24 mts upto less than 30 mts	<p>In addition to all Activities permissible in the above categories:</p> <p>Social Welfare center, sports complex,</p> <p>Light industrial unit, All non-Hazardous industries , Extensive Industry, Service centers and service industries, Flatted/ Group industries, Agro based industry, Building material yard, coal yard, Fuel wood yard, mining quarry and crushing, Printing press, Steel Yard, Concrete Batching Plant, Dairy, Workshop, Junk yard, Extractive Industry, Refectories, Brick Kiln, Cold Storage, Storage, Gas Godown, Fuel storage, Petroleum product depot, Slaughter House, Storage of inflammable materials, Thermal power plant, power plant, gas plant, storage of hazardous material, hazardous industries, chemical industries</p> <p>Fuel station,</p>
5.	30 mts and above	<p>In addition to all Activities permissible in the above categories:</p> <p>Bus Terminal, Truck Terminal, Bus Depot</p>

15.3 Floor Area Ratio (FAR)

15.3.1 Permissible Floor Area Ratio

Base FAR	Premium FAR	Total Permissible FAR
2.00	-	2.00

15.3.2 Areas not counted towards computation of FAR

1. As per the Planning regulations 4.3.2

15.4 Norms for Development of Individual Plots

15.4.1 Minimum Plot Size

1. The minimum plot size for all plots with activities other than industrial shall be as per table under planning regulation 4.4.1.
2. The minimum Plots size for all plots where industrial development is proposed shall be as per the table under section 14.4.1:

15.4.2 Merger and Subdivision of plots

a) Merger

1. As per the Planning regulations 4.4.2[a]

b) Sub-Division

1. As per the Planning regulations 4.4.2[b]

15.4.3 Means of Access (MOA)

1. As per the Planning regulations 4.4.3

15.4.4 Marginal Open Space (MOS)

a) Front (Road-Side) Margin

1. The front (Road-Side) margins for all Activities except plots with industrial activities shall be based on the width of the abutting road as per the Planning regulations 4.4.4 [a]
2. The Front (Road-Side) margin for all plots with industrial activities shall be as per the table under section 14.4.1

b) Side and Back Margins

1. The Side and Rear margins for all Activities except plots with industrial activities shall be as per the Planning regulations 4.4.4 [b].
2. The Side and Rear margin for all plots with industrial activities shall be as per the table under section 14.4.1

c) MOS between buildings:

1. The MOS between for all buildings except plots with industrial activities shall be as per the Planning regulations 4.4.4 [c]
2. The MOS between 2 consecutive industrial units shall be double the required side marginal open space of the larger industrial plot.

d) Permissible Activities in MOS

1. As per the Planning regulations 4.4.4 [d]

e) Restricted Activities in MOS

1. As per the Planning regulations 4.4.4 [e]

15.4.5 Maximum Permissible Height

1. As per the Planning regulations 4.4.5

15.4.6 Community Open Space (COS)

a) Minimum Area of COS

1. As per the Planning regulations 4.4.6 [a]

b) MOS around COS

1. As per the Planning regulations 4.4.6 [b]

c) Permissible Activities in COS

1. As per the Planning regulations 4.4.6 [c]

d) General requirements for COS plot

1. As per the Planning regulations 4.4.6 [d]

15.4.7 Parking

a) Parking Requirements by Activities

1. As per the Planning regulations 4.4.7[a]

b) General Requirements for Parking

1. As per the Planning regulations 4.4.7 [b]

15.4.8 Basement

a) Minimum Plot Size:

1. As per the Planning regulations 4.4.8 [a]

b) MOS for Basement:

1. As per the Planning regulations 4.4.8 [b]

c) Height of Basement :

1. As per the Planning regulations 4.4.8 [c]

d) Permissible Activities in Basement :

1. As per the Planning regulations 4.4.8 [d]

16. PUBLIC UTILITIES AND FACILITIES (PUF)

16.1 Introduction

16.1.1 Description

- Public utilities and Facilities (PUF) is envisioned primarily for the development of key Infrastructure with limited mixed use permissible based on specific conditions.
- This zone primarily incorporates the areas covered under ‘Existing and proposed Public utilities and facilities’ in BDP 2005.
- The purpose of this zone is to reserve public land for key infrastructure, utilities and services.

16.2 Permissible Activities

The following activities shall be generally permissible on a plot falling within this zone:

1. **[Utilities and services Activities]:** Overhead tank, Underground Tank, Oxidation pond, septic tank, Sewerage pumping station, sewerage and waste water treatment plant, Public toilet & urinal, Dhallaon and Dustbin, Garbage Disposal infrastructure, solid waste transfer stations, Dhobi Ghat, Fuel station, any other development activity carried out by appropriate authority for public purpose.
2. **[Transportation Activity]:** Bus stop, Bus terminal, Truck terminal, multi-level parking, Bus depot.

The following activities (Residential and institutional) shall be permissible up to a maximum of 5% of the Consumed FAR on Plots permitted for Utilities and services activities:

3. **[Residential Use Activities*]:** Residential activities including Watch and ward residence, Slum Rehabilitation & Resettlement Houses (under various govt. Schemes)
4. **[Institutional Activities]:** any activity carried out by appropriate authority for public

16.3 Floor Area Ratio (FAR)

16.3.1 Permissible Floor Area Ratio

Base FAR	Premium FAR	Total Permissible FAR
1.00	-	1.00

16.3.2 Areas not counted towards computation of FAR

1. As per the Planning regulations 4.3.

16.4 Norms for Development of Individual Plots

16.4.1 Minimum Plot Size

1. As per the Planning regulations 4.4.1

16.4.2 Merger and Subdivision of plots

a) Merger

1. As per the Planning regulations 4.4.2[a]

b) Sub-Division

1. As per the Planning regulations 4.4.2[b]

16.4.3 Means of Access (MOA)

1. As per table under the Planning regulations 4.4.3

16.4.4 Marginal Open Space (MOS)

a) Front (Road-Side) Margin

1. The front (Road-Side) margins for all Activities shall be based on the width of the abutting road as per the Planning regulations 4.4.4 [a]

b) Side and Back Margins

1. The Side and Rear margins for all Activities shall be as per the Planning regulations 4.4.4 [b].

c) MOS between buildings:

1. The MOS between all buildings shall be as per the Planning regulations 4.4.4 [c]

d) Permissible Activities in MOS

1. As per the Planning regulations 4.4.4 [d]

e) Restricted Activities in MOS

1. As per the Planning regulations 4.4.4 [e]

16.4.5 Maximum Permissible Height

1. As per the Planning regulations 4.4.5

16.4.6 Community Open Space (COS)

a) Minimum Area of COS

1. As per the Planning regulations 4.4.6 [a]

b) MOS around COS

1. As per the Planning regulations 4.4.6 [b]

c) Permissible Activities in COS

1. As per the Planning regulations 4.4.6 [c]

d) General requirements for COS plot

1. As per the Planning regulations 4.4.6 [d]

16.4.7 Parking

a) Parking Requirements by Activities

1. As per the Planning regulations 4.4.7[a]

b) General Requirements for Parking

1. As per the Planning regulations 4.4.7 [b]

16.4.8 Basement

a) Minimum Plot Size:

1. As per the Planning regulations 4.4.8 [a]

b) MOS for Basement:

1. As per the Planning regulations 4.4.8 [b]

c) Height of Basement :

1. As per the Planning regulations 4.4.8 [c]

d) Permissible Activities in Basement :

1. As per the Planning regulations 4.4.8 [d]

17. PUBLIC AND SEMI-PUBLIC (PSP)

17.1 Introduction

17.1.1 Description

- Public and Semi-public (PSP) is envisioned primarily for provision of key large scale institutional, administrative, educational health and social-cultural activities with limited mixed use activities permissible based on specific conditions.
- This zone primarily incorporates the areas covered under ‘Existing and proposed Public and Semi-public’ in BDP 2005.
- The purpose of this zone is to reserve Govt. land for provision of key institutional facilities. The uses of the government land shall be as per the government proposal.

17.1.2 Existing Development

- The plots with existing development confirming with the regulations under BDP 2005 and BVN 2012 may continue to exist “as is” until they come for redevelopment.

17.1.3 Redevelopment of Existing Plots within Approved layouts

- The Plots within the approved layouts shall be considered as individual units and such plots shall be eligible for activities permissible in the respective zone subject to these regulations. The Plots falling within this zone shall be approved for development as per the regulations specified for this zone.

17.2 Permissible Activities

The following activities shall be generally permissible on a plot falling within this zone. However their permissibility shall be based on the width of the road as identified in the subsequent regulation 17.2.1:

1. **[Institutional Activities]:** Playschool, Nursery and kindergarten school, Primary School, Secondary school, Senior secondary school, Integrated school, college, University, Specialized educational institute, Veterinary institute, Adult Education center, Coaching Centers (less than 20 student batch), physically and mentally challenged children Institute, polytechnic, Banquet hall/community hall, open air theatre, exhibition center and art gallery, Civic Centers ,Convention center, Conference halls, Stadium, Museum, Library, Social Welfare center, research and development center, cultural and information center, Music center, dance center, drama center Yoga center, meditation center, spiritual and religious center, science center, Fair Ground, Auditorium, Planetarium, Hospital, Health club, Govt. and Semi-Govt medical facility, voluntary health service, , religious, post office, telegraph office, Police post, Police headquarters, police station, District police office, Fire post, fire station, Reformatory, Jail, STD PCO, telephone exchange, Central government office, State government office, Local Government office, Public undertaking office, Offices of Govt. and Semi-Govt Authorities, Courts, lawyer's chamber, Local government maintenance office, , bank, bank ATMs orphanage, old age home and senior citizen care home, night shelter, maternity home, Dharamshala, Children home, fair, circus, mela, pandals, any activity carried out by appropriate authority for public purpose
2. **[Utilities and services Activities]:** Overhead tank, Underground Tank, Oxidation pond, septic tank, Sewerage pumping station, sewerage and waste water treatment plant, Public toilet & urinal, Dhallaon and Dustbin, Garbage Disposal infrastructure, solid waste transfer stations, Dhobi Ghat, telecom tower and station , telecommunication center,

observatory and weather office, telephonic exchange, transmission tower, radio and television station, wireless station, Fuel station, EV charging station, Battery swapping station, electric sub stations, any other development activity carried out by appropriate authority for public purpose

3. **[Transportation Activity]:** Truck terminal, multi-level parking, Bus stop, Bus terminal, Bus depot.

The following activities (Residential, commercial, and recreational) shall be permissible up to a maximum of 30% of the Consumed FAR on Plots permitted for institutional activities:

4. **[Residential Use Activities*]:**residential activities including Detached house, Semi-detached House, Row House, Apartment houses, Crèche/day care center, Household Industry, Watch and ward residence, Hostels, Slum Rehabilitation & Resettlement Houses (under various govt. Schemes)
5. **[Commercial Activities*]:**Commercial activities including Retail and convenient shops, Restaurant, canteen, Personnel service shop, haat bazaar, physical training center (fitness center), clinic, clinical laboratory, poly clinic, Dispensary, Nursing home, Health center, Pediatric center, Diagnostic center Geriatric center, pet clinic dispensary, hospital, veterinary hospital, Cinema and Multiplex, Guest House, boarding house, lodging house, rest house, Service shop, Motor garage & Workshop, Automobile repair shop, Wood/ other Fabrication Workshops, resort
6. **[Recreational Activities]:**Indoor games hall, Swimming pool, neighborhood park, playground, park, sports complex, Zoological garden, Botanical garden, Bird Sanctuary, regional park, city park, city Forest, Plant nursery, Orchard, Theme park, Amusement park, Aquarium

17.2.1 Permissible activity by Road Width

Sr. No:	Road Width	Permissible Activities
1.	Less than 12 meters	<p>Row Houses, Semi-Detached Houses, Detached Houses, Crèche and day care center, Household industry, Watch and ward residence, Slum Rehabilitation & Resettlement Houses (under various govt. Schemes)</p> <p>Coaching Centers (less than 20 student batch), Playschool, Nursery and kindergarten school, Police post, STD PCO, orphanage, neighborhood park, playground, park</p> <p>The following activities shall be permissible on Ground Floor Only: Retail and convenient shops</p>

Sr. No:	Road Width	Permissible Activities
2.	12m- upto less than 18m	<p>In addition to all Activities permissible in the above categories:</p> <p>Apartment Houses</p> <p>Hostels, Guest House, boarding house, lodging house, rest house,</p> <p>Primary School, Integrated school, cultural and information center, Yoga center, Health club, meditation center, spiritual and religious center, religious , physically and mentally challenged children Institute, Govt. and Semi-Govt medical facility, post office, police station, Fire post, Local government office (maintenance), bank, old age home and senior citizen care home, night shelter, Children home, Plant nursery, Multi-Level parking, public purpose activities operated by municipal corporation or government,</p> <p>The following activities shall be permissible on Ground Floor and First Floor Only:</p> <p>Retail and convenient shops, Restaurant , canteen, Personnel service shop, Weekly haat bazaar, clinic, clinical laboratory, poly clinic, voluntary health service, Dispensary, Nursing Home, Health Center, Pediatric center, Diagnostic center Geriatric center, pet clinic.</p>
3.	18m- upto less than 24 mts	<p>In addition to all Activities permissible in the above categories [except Playschool, Nursery and kindergarten and primary school without pick up and drop facility within the plot]</p> <p>Retail and convenient shops, Restaurant , canteen, Personnel service shop, Weekly haat bazaar, Administrative office, call centers, Coaching Centers (more than 20 student batch), Cinema and Multiplex,</p> <p>Service shop, Motor garage & Workshop, Automobile repair shop, Wood/ other Fabrication Workshops,</p> <p>Secondary school, Senior secondary school, college, University, Specialized educational institute, Veterinary institute, physical training center (fitness center)</p> <p>veterinary hospital, clinic, clinical laboratory, poly clinic, voluntary health service, Dispensary, Nursing Home, Health Center, Pediatric center, Diagnostic center, Geriatric center, pet clinic, Hospital, Govt. and Semi-Govt Hospitals, maternity home</p> <p>Conference halls, science center, Library, Auditorium, , Police headquarters, District police office, Fire station,</p>

Sr. No:	Road Width	Permissible Activities
		telephone exchange, Central government office, State government office, Local Government office, Public undertaking office, Courts, exhibition center, Indoor games hall, Swimming pool Botanical garden, Orchard, Fair Ground
4.	24 mts upto less than 30 mts	In addition to all Activities permissible in the above categories: Banquet hall/community hall, open air theatre, exhibition center and art gallery, Convention center, Stadium, Museum, Social Welfare center, Planetarium, Dharamshala, sports complex, fair , circus, mela Zoological garden, regional park/city park, Aquarium, telephonic exchange, Fuel station, EV charging station, Battery swapping station
5.	30 mts and above	In addition to all Activities permissible in the above categories: Drive in cinema, Theme Park, Amusement park, Bus Terminal, Truck Terminal, Bus Depot

17.3 Floor Area Ratio (FAR)

17.3.1 Permissible Floor Area Ratio

Base FAR	Premium FAR	Total Permissible FAR
1.00	0.50	1.50*** Note : This FAR is Free for Govt Projects

17.3.2 Areas not counted towards computation of FAR

- As per the Planning regulations 4.3.2

17.4 Norms for Development of Individual Plots

17.4.1 Minimum Plot Size

- As per the Planning regulations 4.4.1

17.4.2 Merger and Subdivision of plots

a) Merger

- As per the Planning regulations 4.4.2[a]

b) Sub-Division

1. As per the Planning regulations 4.4.2[b]

17.4.3 Means of Access (MOA)

1. As per Planning regulations 4.4.3

17.4.4 Marginal Open Space (MOS)

a) Front (Road-Side) Margin

1. The front (Road-Side) margins for all Activities shall be based on the width of the abutting road as per the Planning regulations 4.4.4 [a]

b) Side and Back Margins

1. The Side and Rear margins for all Activities shall be as per the Planning regulations 4.4.4 [b].

c) MOS between buildings:

1. The MOS between all buildings shall be as per the Planning regulations 4.4.4 [c]

d) Permissible Activities in MOS

1. As per the Planning regulations 4.4.4 [d]

e) Restricted Activities in MOS

1. As per the Planning regulations 4.4.4 [e]

17.4.5 Maximum Permissible Height

1. As per the Planning regulations 4.4.5

17.4.6 Community Open Space (COS)

a) Minimum Area of COS

1. As per the Planning regulations 4.4.6 [a]

b) MOS around COS

1. As per the Planning regulations 4.4.6 [b]

c) Permissible Activities in COS

1. As per the Planning regulations 4.4.6 [c]

d) General requirements for COS plot

1. As per the Planning regulations 4.4.6 [d]

17.4.7 Parking

a) Parking Requirements by Activities

1. As per the Planning regulations 4.4.7[a]

b) General Requirements for Parking

1. As per the Planning regulations 4.4.7 [b]

17.4.8 Basement

a) Minimum Plot Size:

1. As per the Planning regulations 4.4.8 [a]

b) MOS for Basement:

1. As per the Planning regulations 4.4.8 [b]

c) Height of Basement :

1. As per the Planning regulations 4.4.8 [c]

d) Permissible Activities in Basement :

1. As per the Planning regulations 4.4.8 [d]

18. PARKS AND GARDENS (G1)

18.1 Introduction

18.1.1 Description

1. This zone is delineated to incorporate various levels of existing and proposed major green areas including parks (city level parks, regional parks, district parks etc) in the Bhopal Planning Area.

18.1.2 Permissible Activities

The following activities shall be generally permissible on a plot falling within this zone:

1. [Recreational]: Gardens, Parks, Plant Nursery, Green House, play field, Urban Forest, Sports complex,, Swimming pool, playfield, camping Ground, facility for water sports, Theme/Amusement park, Aquarium, zoo, Pavilion , Gazebo Gymnasia
2. [Transportation]: Multi- level parking

The following activities (Institutional, utilities and services) shall be permissible up to a maximum of 10% of the Plot size of plot zoned for parks and gardens:

3. [Institutional]: Religious premise of all types, fire station, Police post, Offices of Government and semi government authorities, Public library, Any development activity carried out by the appropriate authority for public purpose
4. [Utilities and services]: Electric substation and other electrical infrastructure, Infrastructure for water supply, purification plant, pumping station, Drainage, sanitation infrastructure, Domestic garbage disposal collection, solid waste transfer station

18.2 Maximum Permissible FAR

Base FAR	Premium FAR	Total Permissible FAR
0.02	0	0.02

18.3 Norms for Development of Plots

18.3.1 Merger and Subdivision of plots

a) Merger

1. As per the Planning regulations 4.4.2[a]

18.3.2 Maximum permissible Height

1. The maximum permissible height shall be 7 meters.
2. The roof of all structures shall be kept sloping.

19. PLAYFIELD/STADIUM/OPEN EXHIBITION ZONE (G2)

19.1 Introduction

19.1.1 Description

- This zone is delineated to incorporate all existing and proposed sports and related activities in the Bhopal planning Area.

19.2 Permissible Activities

The following activities shall be generally permissible on a plot falling within this zone:

1. **[Recreational]:** Sports complex, stadiums, Swimming pool, playfield, camping Ground, facility for water sports, Theme/Amusement park, Open Exhibition spaces.
2. **[Transportation]:** Multi-Level parking permissible maximum up to 5 % of the plot area of recreational activity.

19.3 Permissible FAR

Base FAR	Premium FAR	Total Permissible FAR
0.1	0	0.1

19.4 Norms for Development of individual Plots

19.4.1 Minimum Plot size

1. Minimum plot size for development shall be 15000 sq mts.

19.4.2 Merger and Subdivision of plots

a) Merger

1. As per the Planning regulations 4.4.2[a]

b) Sub-Division

1. Sub division of plot shall be permissible only if the sub-divided plots have a minimum area of 15000 sqm.

19.4.3 Marginal Open Space

1. As per the planning regulations 4.4.4

19.4.4 Maximum Permissible Height

1. As per the planning regulations 4.4.5

19.4.5 Parking

1. As per the planning regulation 4.4.7

20. ZOOLOGICAL AND BOTANICAL GARDEN (G3)

20.1 Introduction

20.1.1 Description

- This zone is delineated to incorporated all existing Botanical garden in Bhopal Planning Area

20.2 Permissible Activities

The following activities shall be generally permissible on a plot falling within this zone:

1. **[Recreational]:** Regional park, Watch and ward Housing , Picnic Hut, Shooting Range, Bird sanctuary, Zoological Garden, Plant nursery, Urban Forest, District Sports center
2. **[institutional]:** Local government office (maintenance), Open Air theatre, Police post

20.3 Permissible FAR

Base FAR	Premium FAR	Total Permissible FAR
0.02	-	0.02

20.4 Norms for Development of individual Plots

20.4.1 Minimum Plot Size

1. Minimum plot size shall be 4000 sqmts.

20.4.2 Maximum Permissible Ground Coverage

1. The maximum permissible ground coverage shall be 2%

21. LAKE FRONT (G4)

21.1 Introduction

21.1.1 Description

- This zone has been identified to delineate the areas with existing lake front development in the Bhopal planning Area.

21.2 Permissible Activities

The following activities shall be generally permissible on a plot falling within this zone:

1. **[Recreational]:** All recreational areas, where the ratio of open within premises to allowable built up in the premises is 90:10, Parks, Nurseries, Amusement parks, Golf course, Swimming Pool
2. **[Residential]:** Residential Dwellings related to recreational activities, Watch and ward Huts.
3. **[Commercial]:** Garden Restaurants, Commercial forestry, Sericulture, Rose Garden
4. **[Institutional]:** Community Activities, Yoga centers, Health Clubs, Tourism related emporiums, Museums, Art Galleries, Open Air Theatre

Note: Any development shall be permissible only after physically ensuring sewage disposal system and its connection to the existing city sewerage network.

21.3 Permissible FAR

Base FAR	Premium FAR	Total Permissible FAR
0.15	-	0.15

21.4 Norms for Development of individual Plots

21.4.1 Minimum Plot Size

1. The minimum Plot Size shall be 4000 sqmts.
2. No subdivision of plot shall be permissible.

21.4.2 Maximum permissible ground coverage

1. The maximum permissible ground coverage shall be 10% of the plot area or 4000 sqm whichever is less.
2. Residential dwellings related to recreational activities shall be permissible up to a maximum of 25 sqm per hectare.
3. Watch and ward huts shall be permissible up to a maximum of 20 sqm area.

21.4.3 Maximum Permissible Height

1. The maximum permissible height shall be 6 meters with sloping roof.

21.4.4 Parking

1. One ECS shall be provided for every 300 sqm area of Consumed FAR.
2. The minimum area of ECS shall be considered as 20 sqm in this case.

22. CITY FOREST/ AFFORESTATION (G5)

22.1 Introduction

22.1.1 Description

- This zone is delineated to secure high intensity vegetation areas (city forests) as well as areas under the ownership of forest department within the city boundary as non-developable areas.

22.2 Permissible Activities

1. Only activities associated with City Forest/ Afforestation as identified by the appropriate authority shall be permissible under this zone.

22.3 Permissible FAR

Base FAR	Premium FAR	Total Permissible FAR
0.01	0	0.01

23. TRANSPORTATION (T)

23.1 Introduction

23.1.1 Description

1. The major Transportation elements of the city have been identified under this zone.

23.2 Permissible Activities

The following activities shall be generally permissible on a plot falling within this zone:

1. **[Transportation]:** Airport, Railways, Cargo, Bus Terminal, Bus Stand, Bus Stop, Multimodal Hubs, Transport Nagar, Metro, Roads, Depot, Parking lots, Multi-Level Parking), Other activities associated with Transportation as identified by the appropriate authority

23.2.1 Maximum permissible FAR

Base FAR	Premium FAR	Total Permissible FAR
1.25	-	1.25

24. LOGISTICS/ WAREHOUSING/ WHOLESALE (LW)

24.1 Introduction

24.1.1 Description

- The Logistics/ Warehousing/ wholesale (LW) is a zone envisioned for promotion of activities associated with Logistics operations, Warehousing and wholesale with mixed use permissible based on specific conditions.
- This zone primarily incorporates the areas near Kokta that were identified to be developed as “Transport Nagar” and areas near the proposed industrial zones.

24.1.2 Existing Development

- The plots with existing development confirming with the regulations under BDP 2005 and BVN 2012 may continue to exist “as is” until they come for redevelopment.

24.1.3 Redevelopment of Existing Plots within Approved layouts

- The Plots within the approved layouts shall be considered as individual units and such plots shall be eligible for activities permissible in the respective zone subject to these regulations. The Plots falling within this zone shall be approved for development as per the regulations specified for this zone.

24.2 Permissible Activities

The following activities shall be generally permissible on a plot falling within this zone. However their permissibility shall be based on the width of the road as identified in the subsequent regulation 24.2.1:

1. **[Industrial & Logistics Activities]** : Cold Storage, Storage, Gas Godown, Fuel storage, Petroleum product depot, Service centers and service industries, Flatted/ Group industries, Building material yard, coal yard, Fuel wood yard, mining quarry and crushing, Printing press, Steel Yard, Concrete Batching Plant, Dairy
2. **[Utilities and services Activities]:** Overhead tank, Underground Tank, Oxidation pond, septic tank, Sewerage pumping station, sewerage and waste water treatment plant, Public toilet & urinal, Dhallaon and Dustbin, Garbage Disposal infrastructure, solid waste transfer stations, Dhobi Ghat, Fuel station, EV charging station, Battery swapping station any other development activity carried out by appropriate authority for public purpose
3. **[Transportation Activity]:** Bus stop, Bus terminal, Truck terminal, multi-level parking, Bus depot.

The following activities (Residential, commercial, institutional and recreational) shall be permissible up to a maximum of 20% of the Consumed FAR on Plots permitted for industrial activities:

4. **[Residential Use Activities*]:** Detached House, Semi-detached House, Row House, Apartment, Household Industry, Watch and ward residence, Hostels, Slum Rehabilitation & Resettlement Houses (under various govt. Schemes) *Not more than 65 sqm of Floor area permissible only for the purpose of housing for industrial workers.

[Commercial Activities]: Commercial activities including Retail and convenient shops, Shopping Center, Restaurant, canteen, Personnel service shop, Haat bazaar, Agro & Dairy Product Market, Industrial training institute (ITI), computer training center, vocational training, management institute, physical training center (fitness center), clinic, clinical laboratory, poly clinic, Dispensary, Nursing home, Health center, Pediatric center, Diagnostic center Geriatric center, pet clinic dispensary, hospital, veterinary hospital, Cinema and Multiplex, Guest House, boarding house, lodging house, rest house, Service shop, Motor garage & Workshop, Automobile repair shop, Wood/ other Fabrication Workshops, Wholesale

5. **[Institutional Activities]:** Banquet hall/community hall, open air theatre, , Social Welfare center, research and development center, cultural and information center, religious center, science center, Fair Ground, Health club, Govt. and Semi-Govt medical facility, voluntary health service, religious premise, post office, telegraph office, Police post, police station, Fire post, fire station, Reformatory, Jail, STD PCO, telephone exchange, Central government office, State government office, Local Government office, Public undertaking office, Administrative office, Local government office (maintenance), Courts, bank, bank ATMs, night shelter, maternity home, Dharamshala, fair, circus, mela, pandals, any activity carried out by appropriate authority for public purpose.
6. **[Recreational Activities]:**Neighborhood park, playground, park, sports complex, city park, , Plant nursery, Orchard, Theme/Amusement park, Aquarium

24.2.1 Permissible Activities by Road Width

Sr. No:	Road Width	Permissible Activities
1.	Less than 12 meters	<p>Row Houses, Semi-Detached Houses, Watch and ward residence, Slum Rehabilitation & Resettlement Houses (under various govt. Schemes)</p> <p>Coaching Centers (less than 20 student batch), bank ATMs, STD PCO,</p> <p>Police post,</p> <p>neighborhood park, playground, park</p> <p>Household industry</p> <p>Overhead tank, Underground Tank, Oxidation pond, septic tank, Sewerage pumping station, sewerage and waste water treatment plant, Public toilet & urinal, Dhallaon and Dustbin, Garbage Disposal infrastructure</p> <p>The following activities shall be permissible on Ground Floor Only: Retail and convenient shops</p>
2.	12m-upto less than 18m	<p>In addition to all Activities permissible in the above categories:</p> <p>Apartment Houses,</p> <p>Hostels, Guest House, boarding house, lodging house, rest house,</p> <p>Research and development center, cultural and information center, religious center, religious , Govt. and Semi-Govt medical facility, post office, telegraph office, police station, Fire post, Local government office (maintenance), bank, night shelter, Plant</p>

Sr. No:	Road Width	Permissible Activities
		<p>nursery, Multi-Level parking, public purpose activities operated by municipal corporation or government</p> <p>solid waste transfer stations</p> <p>The following activities shall be permissible on Ground Floor and First Floor Only:</p> <p>Retail and convenient shops, Restaurant , canteen, Personnel service shop, Weekly haat bazaar, clinic, clinical laboratory, poly clinic, voluntary health service, Dispensary, Nursing Home, Health Center, Pediatric center, Diagnostic center Geriatric center, pet clinic dispensary.</p>
3.	18m-upto less than 24 mts	<p>In addition to all Activities permissible in the above categories [except Playschool, Nursery and kindergarten without pick up and drop facility within the plot]</p> <p>Retail and convenient shops, Restaurant , canteen, Personnel service shop, Weekly haat bazaar, Administrative office, Coaching Centers (more than 20 student batch), Cinema and Multiplex, Hotel, Motel</p> <p>Service shop, Motor garage & Workshop, Automobile repair shop, Wood/ other Fabrication Workshops,</p> <p>Industrial training institute (ITI), computer training center, vocational training, management institute, physical training center (fitness center), Reformatory, Jail</p> <p>veterinary hospital, clinic, clinical laboratory, poly clinic, voluntary health service, Dispensary, Nursing Home, Health Center, Pediatric center, Diagnostic center, Geriatric center, pet clinic, Hospital, Govt. and Semi-Govt Hospitals, maternity home</p> <p>Science center, Fire station, telephone exchange, Central government office, State government office, Local Government office, Public undertaking office, Courts, exhibition center</p> <p>EV charging station, Battery swapping station</p> <p>Orchard, Agro & Dairy Product Market, Fair Ground</p>
4.	24 mts upto less than 30 mts	<p>In addition to all Activities permissible in the above categories:</p> <p>Shopping Center, Shopping Malls, Wholesale,</p> <p>Banquet hall/community hall, open air theatre, Social Welfare center, Dharamshala, sports complex, fair , circus, mela</p> <p>Cold Storage, Storage, Gas Godown, Fuel storage, Petroleum product depot, Service centers and service industries, Flatted/ Group industries, Building material yard, coal yard, Fuel wood yard, mining quarry and crushing, Printing press, Steel Yard, Concrete Batching Plant, Dairy</p> <p>City park, Aquarium,</p> <p>Fuel station, EV Charging Station</p>

Sr. No:	Road Width	Permissible Activities
5.	30 mts and above	In addition to all Activities permissible in the above categories: Theme Park, Amusement park, Bus Terminal, Truck Terminal, Bus Depot

24.3 Floor Area Ratio (FAR)

24.3.1 Permissible Floor Area Ratio

Base FAR	Premium FAR	Total Permissible FAR
1.50	-	1.50

24.3.2 Areas not counted towards computation of FAR

- As per the Planning regulations 4.3.2

24.4 Norms for Development of Individual Plots

24.4.1 Minimum Plot Size

- The minimum plot size shall be as per 4.4.1.

24.4.2 Merger and Subdivision of Plots

a) Merger

- As per the Planning regulations 4.4.2[a]

b) Sub-Division Layout

- As per the Planning regulations 4.4.2[b]

24.4.3 Means of Access (MOA)

- As per the Planning regulations 4.4.3

24.4.4 Marginal Open Space (MOS)

a) Front (Road-Side) Margin

- The front (Road-Side) margins for all Activities except flatted industries shall be based on the width of the abutting road as per the Planning regulations 4.4.4 [a]

b) Side and Back Margins

- The Side and Rear margins for all Activities except flatted industries shall be as per the Planning regulations 4.4.4 [b].

c) MOS between buildings:

- The MOS between all buildings except flatted industries shall be as per the Planning regulations 4.4.4 [c]

d) Permissible Activities in MOS

1. As per the Planning regulations 4.4.4 [d]

e) Restricted Activities in MOS

1. As per the Planning regulations 4.4.4 [e]

24.4.5 Maximum Permissible Height

1. As per the Planning regulations 4.4.5

24.4.6 Community Open Space (COS)

a) Minimum Area of COS

1. As per the Planning regulations 4.4.6 [a]

b) MOS around COS

1. As per the Planning regulations 4.4.6 [b]

c) Permissible Activities in COS

1. As per the Planning regulations 4.4.6 [c]

d) General requirements for COS plot

1. As per the Planning regulations 4.4.6 [d]

24.4.7 Parking

a) Parking Requirements by Activities

1. As per the Planning regulations 4.4.7[a]

b) General Requirements for Parking

1. As per the Planning regulations 4.4.7 [b]

24.4.8 Basement

a) Minimum Plot Size:

1. As per the Planning regulations 4.4.8 [a]

b) MOS for Basement:

1. As per the Planning regulations 4.4.8 [b]

c) Height of Basement :

1. As per the Planning regulations 4.4.8 [c]

d) Permissible Activities in Basement :

1. As per the Planning regulations 4.4.8 [d]

25. BHOJTAL LAKE AND CATCHMENT AREA INCLUDING CZ0, CZ1, AND CZ2

25.1 Introduction

25.1.1 Description

- This zone delineates the Bhojtal (upper) lake and its catchment area into multiple zones based on the recommendations in the varying degree of ecological sensitivity. The aim of delineating this zone is to regulate development by preserving and conserving the sensitive ecology of the Bhojtal Lake and its catchment area. Based on the degree of sensitivity of the natural features within the catchment area, the zone has been further classified into 3 zones:
 - i. Bhojtal lake and catchment zone-0 (CZ-0)
 - ii. Bhojtal lake and catchment zone-1 (CZ-1)
 - iii. Bhojtal lake and catchment zone-2 (CZ-2)
- A detailed statutory plan shall be prepared for the Bhojtal Lake and catchment zones (CZ-0, CZ-2 and CZ-3) and the regulations for this zone shall be superseded by the regulations provided under this plan.
- These regulations shall be applicable for these zones until the said statutory plan comes under force.

26. BHOJTAL LAKE AND CATCHMENT ZONE-0 (CZ-0)

26.1 Introduction

26.1.1 Description

- This is the area under the actual Full Tank Level (FTL) of the Bhojtal (upper) Lake.

26.2 Permissible Activities

1. No development shall be permissible in this zone.

27. BHOJTAL LAKE AND CATCHMENT ZONE-1 (CZ-1)

27.1 Introduction

27.1.1 Description

- This zone has been delineated as the most sensitive area with high degree of regulations around the Bhojtal FTL (CZO). This zone has been delineated incorporating areas within:
 - i. 50 meters buffer around the Bhojtal FTL on the urban Side.
 - ii. 300 meters buffer around the Bhojtal FTL on the rural side.
 - iii. 250 meters buffer around the River Kolans.
 - iv. 50 meters buffer around identified major streams in the catchment area.
 - v. 9 meters buffer around identified minor streams in the catchment area.
- All plots falling within these identified buffers shall have permissible TDR as identified under these regulations.

27.1.2 Permissible Activities

1. No development shall be permissible except utilities provided by Government in this zone.

27.2 Permissible FAR

Base FAR	Premium FAR	TDR (G)	Total Permissible FAR
0	0	0.1	0.1

28. BHOJTAL LAKE AND CATCHMENT ZONE-2 (CZ-2)

28.1 Introduction

28.1.1 Description

- This zone constitutes the majority of the catchment area. This zone has been delineated to regulate development in the Bhojtal lake catchment area beyond the buffers identified in the CZ-1 except the villages (V) and their extension areas (VE-2) within the catchment area.
- All plots in this zone shall have sewage and waste water treatment facility (DEWAT) on the plot itself. No waste water or sewage shall be drained outside the plot or plotted development.
- High mast lights shall not be permissible in this zone.

28.2 Permissible Activities

The following activities shall be generally permissible on a plot falling within this zone:

1. **[Residential]:** Farm Houses with regulations for minimum plot area and maximum ground coverage, FAR and other regulations as mentioned below under section 28.3
2. **[commercial]:** Eco-sensitive tourism activities
3. **[Recreational]:** Recreational activities including neighborhood park, playground, park, sports complex, Zoological garden, Botanical garden, Bird Sanctuary, regional park, city park, city Forest, Plant nursery, Orchard, Aquarium
4. **[Agricultural]:** Warehouses for agro based (only permissible if the minimum width of the abutting road is a minimum of 24 mts), Agriculture, Floriculture, Horticulture, Non-polluting agro based cottage industries, Cattle stables, Poultry Farm

28.2.1 Permissible activity by Road Width

1. The minimum Road width required for all activities shall be as per BVN 2012.

28.2.2 Permissible Floor Area Ratio

Base FAR	Premium FAR	Total Permissible FAR
0.1	-	0.1

28.3 Norms for Development of Individual plots

28.3.1 Minimum plot size

1. The minimum plot size for Farm houses shall be 4000 sqmts.

28.3.2 Merger and Subdivision of plots

a) Merger of plots

1. Merger of contiguous plots shall be permissible.

b) Sub-division layout

1. Sub-division of plots shall be permissible if the subdivided plots have a minimum area of 4000 sqmts.

28.3.3 Maximum Ground Coverage

1. The maximum ground coverage shall be 5 % of the plot area.

28.3.4 Marginal Open Space

1. The MOS shall be as per the table below

Sr. No.	Building Typology	Front Margin (mts.)	Side Margin (mts.)	Rear Margin (mts.)
1.	Detached Unit (Farm House)	7.5	7.5	7.5

28.3.5 Maximum permissible Height

1. The maximum permissible Height shall be 7.5 meters
2. The roof of the structures constructed in this zone shall be kept sloping.

28.3.6 Means of access (MOA)

1. The minimum width of MOA for farm houses shall be 7.5m
2. The means of access shall not be metaled and could be paved only with porous pavers or other material with similar water penetration properties.

28.3.7 Parking

a) Parking Requirements by Activities

1. As per the Planning regulations 4.4.7[a]

b) General Requirements for Parking

1. As per the Planning regulations 4.4.7 [b]

29. WATER BODIES (W)

29.1 Introduction

29.1.1 Description

- All natural features and water bodies other than the Bhojtal (upper) Lake and its catchment have been zoned for conservation under this zone.
- All the water bodies shall be delimited by a all weather road after the green buffer zone and this road shall be conservation & protection of the water body. Therefore like the VIP road, direct entry and exit will be restricted both the side of the road will be developed in manner to conserve to green Bhopal clean Bhopal characteristic.

29.1.2 Permissible Activities

1. No development shall be permissible in this zone.

30. WATER BODIES BUFFER (WB)

30.1 Introduction

30.1.1 Description

- This zone has been delineated as the immediate sensitive buffer of all water bodies in the Bhopal planning area except the water bodies in the Bhojtal Lake and catchment zones (CZ0, CZ1, CZ2) and Agricultural zone (AG).
- This zone shall consist of all plots falling within a 33m buffer of such identified waterbodies.
- All plots falling within this 33m buffer around such identified water bodies shall have permissible TDR as indicated in the regulations under this zone.

30.2 Permissible Activities

1. No development shall be permissible in this zone.

30.3 Permissible FAR

Base FAR	Premium FAR	TDR (G)	Total Permissible FAR
0	0	1.25	1.25

31. GENERAL AGRICULTURE ZONE (AG-1)

31.1 Introduction

31.1.1 Description

- This zone identifies the primary agricultural areas with supporting activities in the peri-urban areas of Bhopal planning Area.

31.2 Permissible Activities

The following activities shall be generally permissible on a plot falling within this zone:

1. **[Agricultural Activities]:** Agriculture farms, Floriculture, Fruit orchard, Beekeeping, Animal Husbandry, Fisheries, Sericulture, Stables, camping facilities, , Poultry farm, Dairy farm, Piggery farm, stud farm, Agricultural operations not based on the use of fertilizers, sericulture, commercial forestry, horticulture, land under staple crop grazing pastures, Forestation.
2. **[Residential Use Activities]:** Detached house, Household Industry, Forest House, Farm House, Tourist cottages, watch and ward residence.
3. **[Commercial Activities]:** Weekly haat bazaar, Agro & Dairy Product Market, Dispensary, Nursing home, Health center, pet clinic dispensary, hospital, veterinary hospital; Drive in cinema, Golf course, recreational club, Marriage garden, restaurant, Garden Restaurant, Guest House, boarding house, lodging house, rest house, hotel, Motel, Service shop, Motor garage & Workshop, Automobile repair shop, Wood/ other Fabrication Workshops, Wholesale, Storage and Godowns, Open Mall, IT sector.
4. **[Industrial & Logistics Activities]:** Service centers and service industries, Flatted/ Group industries, Agro based industry, Fuel wood yard, Dairy, Non- polluting industry, All types of storage
5. **[Institutional Activities]:** Playschool, Nursery and kindergarten school, Primary School, Secondary school, Senior secondary school, Integrated school, college, University, Specialized educational institute, Veterinary institute, polytechnic, open air theatre, exhibition center and art gallery, Civic Centers, Convention center, Stadium, Yoga center, naturopathy center, (maximum 50 sqm), meditation center, spiritual and religious center, Govt. and Semi-Govt medical facility, voluntary health service, , religious premise, post office, telegraph office, Police post, police station, District police office, Fire post, fire station, Reformatory, Jail, STD PCO, telephone exchange, Central government office, State government office, Local Government office, Public undertaking office, Offices of Govt. and Semi-Govt Authorities, Local government maintenance office, bank, bank ATMs, maternity home, Dharamshala, fair, circus, mela, pandals, any activity carried out by appropriate authority for public purpose.
6. **[Recreational Activities]:** Swimming pool, neighborhood park, playground, park, sports complex, Zoological garden, Botanical garden, Bird Sanctuary, regional park, city park, city Forest, Plant nursery, Orchard, Theme/Amusement park, Aquarium
7. **[Utilities and services Activities]:** Overhead tank, Underground Tank, Oxidation pond, septic tank, Sewerage pumping station, sewerage and waste water treatment plant, Public toilet & urinal, Dhallaon and Dustbin, Garbage Disposal infrastructure, solid waste

transfer stations, Dhobi Ghat, Fuel station, electric sub-station, EV charging station any other development activity carried out by appropriate authority for public purpose

8. **[Transportation Activity]:** Bus stop, Bus terminal, Truck terminal, multi-level parking, Bus depot.

31.2.1 Permissible activity by Road Width

1. The minimum Road width required for all activities shall be as per BVN 2012.

31.2.2 Maximum permissible FAR

Base FAR	Premium FAR	Total Permissible FAR
0.1	-	0.1

31.3 Norms for Development of Individual plots

31.3.1 Minimum plot size

1. The minimum plot size shall be different for different activities as per BVN 2012.

31.3.2 Merger and Subdivision of plots

a) Merger

1. Merger of contiguous plots shall be permissible.

b) Sub-division

1. Sub-division of plots shall be permissible if the subdivided plots have a minimum area of 4000 sqmts.

31.3.3 Maximum Ground Coverage

1. The maximum ground coverage shall be 10 % of the plot area.

31.3.4 Marginal Open Space

1. The MOS shall be as per BVN2012

31.3.5 Maximum permissible Height

1. The maximum permissible Height shall be 7.5 meters
2. The roof of the structures constructed in this zone shall be kept slanting.

31.3.6 Parking

a) Parking Requirements by Activities

1. As per the Planning regulations 4.4.7[a]

b) General Requirements for Parking

1. As per the Planning regulations 4.4.7 [b]

31.4 Introduction

31.4.1 Description

- This zone identifies all rural settlements in the BDP 2031 Planning Boundary with regulations that enable the villages to exist without losing their organic and traditional form and character.

31.4.2 Existing Development

- The plots with existing development confirming with the regulations under BDP 2005 and BVN 2012 may continue to exist “as is” until they come for redevelopment.

31.4.3 Redevelopment of Existing Plots within Approved layouts

- The Plots shall be eligible for activities permissible in the respective zone after redevelopment subject to these regulations.

32. VILLAGE (V)

32.1 Permissible Activities

1. As per planning regulation 9.2.2.

32.2 Maximum permissible FAR

Base FAR	Premium FAR	Total Permissible FAR
1.25	-	1.25

32.3 Norms for Development of Individual plots

32.3.1 Minimum plot size

1. The minimum plot size shall be 18 sqmts.

32.3.2 Merger and Subdivision of plots

a) Merger

1. Merger of contiguous plots shall be permissible and in such case 10 % of the land shall be kept open on the Road side.

b) Sub-division

1. Sub-division of plots shall be permissible if the subdivided plots have a minimum area of 32 sqmts.

32.3.3 Maximum Ground Coverage

1. As per planning regulation 9.4.3.

32.3.4 Maximum permissible Height

1. As per planning regulation 9.4.6

32.3.5 Parking

1. As per planning regulations 9.4.9

33. VILLAGE EXTENSION-1 (VE-1)

33.1 Introduction

33.1.1 Description

- This zone is identified as a 500 meter buffer area around all village settlements except the village settlements in the Bhojtal lake catchment area.
- This zone is envisioned to enable natural and organic growth of the villages.

33.1.2 Existing Development

- The plots with existing development conforming with the regulations under BDP 2005 and BVN 2012 may continue to exist “as is” until they come for redevelopment.

33.1.3 Redevelopment of Existing Plots within Approved layouts

- The Plots shall be eligible for activities permissible in the respective zone after redevelopment subject to these regulations.

33.2 Permissible Activities

1. As per planning regulation 4.2.

33.2.1 Permissible activities by Road Width

1. As per planning regulations 4.2.1.

33.3 Maximum permissible FAR

Base FAR	Premium FAR	Total Permissible FAR
1.25	-	1.25

33.4 Norms for Development of Individual plots

33.4.1 Minimum plot size

1. The minimum plot size shall be 41 sqmts.

33.4.2 Merger and Subdivision of plots

a) Merger

1. As per the planning regulations under section 4.4.2.[a]

b) Sub-division

1. As per the planning regulations under section 4.4.2.[b]

33.4.3 Means of Access (MOA)

1. As per the Planning regulations 4.4.3

33.4.4 Marginal Open Space (MOS)

a) Front (Road-Side) Margin

1. The front (Road-Side) margins for all Activities shall be based on the width of the abutting road as per the Planning regulations 4.4.4 [a]

b) Side and Back Margins

1. The Side and Rear margins for all Activities shall be as per the Planning regulations 4.4.4 [b]

c) MOS between buildings:

1. The MOS between for all buildings shall be As per the Planning regulations 4.4.4 [c]

d) Permissible Activities in MOS

1. As per the Planning regulations 4.4.4 [d]

e) Restricted Activities in MOS

1. As per the Planning regulations 4.4.4 [e]

33.4.5 Maximum Permissible Height

1. As per the Planning regulations 4.4.5

33.4.6 Community Open Space (COS)

a) Minimum Area of COS

1. As per the Planning regulations 4.4.6 [a]

b) MOS around COS

1. As per the Planning regulations 4.4.6 [b]

c) Permissible Activities in COS

1. As per the Planning regulations 4.4.6 [c]

d) General requirements for COS plot

1. As per the Planning regulations 4.4.6 [d]

33.4.7 Parking

a) Parking Requirements by Activities

1. As per the Planning regulations 4.4.7[a]

b) General Requirements for Parking

1. As per the Planning regulations 4.4.7 [b]

33.4.8 Basement

a) Minimum Plot Size:

1. As per the Planning regulations 4.4.8 [a]

b) MOS for Basement:

1. As per the Planning regulations 4.4.8 [b]

c) Height of Basement :

1. As per the Planning regulations 4.4.8 [c]

d) Permissible Activities in Basement :

1. As per the Planning regulations 4.4.8 [d]

34. VILLAGE EXTENSION-2 (VE-2)

34.1 Introduction

34.1.1 Description

1. This zone is identified as a 250 meter buffer area around all village settlements in the Bhojtal lake catchment area. This zone is envisioned to enable natural and organic growth of these villages while conserving the sensitive ecology of the Bhojtal lake catchment area.

34.2 Permissible Activities

1. As per planning regulation 9.2.2.

34.2.1 Permissible activities by Road Width

1. As per planning regulation 9.2.3.

34.3 Maximum permissible FAR

Base FAR	Premium FAR	Total Permissible FAR
0.75	-	0.75

34.4 Norms for Development of Individual plots

34.4.1 Minimum plot size

1. The minimum plot size shall be 41 sqmts.

34.4.2 Merger and Subdivision of plots

a) Merger

1. As per the planning regulations under section 4.4.2.[a]

b) Sub-division

1. As per the planning regulations under section 4.4.2.[b]

34.4.3 Means of Access (MOA)

1. As per the Planning regulations 4.4.3

34.4.4 Marginal Open Space (MOS)

a) Front (Road-Side) Margin

1. The front (Road-Side) margins for all Activities shall be based on the width of the abutting road as per the Planning regulations 4.4.4 [a]

b) Side and Back Margins

1. The Side and Rear margins for all Activities shall be as per the Planning regulations 4.4.4 [b]

c) MOS between buildings:

1. The MOS between for all buildings shall be As per the Planning regulations 4.4.4 [c]

d) Permissible Activities in MOS

1. As per the Planning regulations 4.4.4 [d]

e) Restricted Activities in MOS

1. As per the Planning regulations 4.4.4 [e]

34.4.5 Maximum Permissible Height

1. As per the Planning regulations 4.4.5

34.4.6 Community Open Space (COS)

a) Minimum Area of COS

1. As per the Planning regulations 4.4.6 [a]

b) MOS around COS

1. As per the Planning regulations 4.4.6 [b]

c) Permissible Activities in COS

1. As per the Planning regulations 4.4.6 [c]

d) General requirements for COS plot

1. As per the Planning regulations 4.4.6 [d]

34.4.7 Parking

a) Parking Requirements by Activities

1. As per the Planning regulations 4.4.7[a]

b) General Requirements for Parking

1. As per the Planning regulations 4.4.7 [b]

34.4.8 Basement

a) Minimum Plot Size:

1. As per the Planning regulations 4.4.8 [a]

b) MOS for Basement:

1. As per the Planning regulations 4.4.8 [b]

c) Height of Basement :

1. As per the Planning regulations 4.4.8 [c]

d) Permissible Activities in Basement :

1. As per the Planning regulations 4.4.8 [d]

ANNEXURES

35. ADDITIONAL DEFINITIONS

The following definitions are additional to the existing definitions identified under M.P. Bhumi Vikas Niyam 2012. In case of any overlaps these definitions shall prevail.

1. Activities:

- **Agro and Dairy product Market:** A market place specifically designated for the sale of agricultural and dairy products for the local community.
- **Agro based industry:** Agro-based industries are those industries which depend on agricultural products as raw materials
- **Apartment House:** Means multi-storied residential buildings constructed in a detached or semi-detached manner designed as ground floor with more upper floors and constructed as separate dwelling units with common staircase.
- **Auto mobile repair shop:** Means a small establishment where repairs and servicing of automobiles are carried on.
- **Banquet hall/community hall:** Means a room or an enclosed space or building for the purpose of hosting any social events or ceremonies like marriage, reception, party etc. with accompanying food and beverages.
- **Botanical garden:** Means a garden or an open land often with greenhouses for the culture, study, and exhibition of special plants.
- **Brick kilns:** A kiln is a special kind of oven for firing things like pottery and bricks.
- **Call centers:** Means an office set up to handle a large volume of telephone calls, esp. for taking orders and providing customer service.
- **Canteen:** Means a restaurant provided by an organization such as a college, factory, or company for its students or staff.
- **Cinema Hall:** A complex with a maximum of 2 cinema screens and snack vending facilities.
- **Civic Centers:** Means a centre including any of the following activities: sectoral shopping centre, market, office building, cinema, small hospital, playground, swimming pool, Town hall, open air theatre, civic and cultural facilities, library, higher secondary school, parking plots, public utility and service buildings such as post office, fire station, police station, religious building and building of public uses, Institutes for Social defence.
- **Clinic:** an establishment or hospital department where outpatients are given medical treatment or advice, especially of a specialist nature.

- **Clinical laboratory:** means a laboratory where clinical pathology tests are carried out on clinical specimens to obtain information about the health of a patient to aid in diagnosis, treatment, and prevention of disease.
- **Coaching centers:** Means a place where students take education or training for academic or professional purposes as an additional help to support the full time educational discussion.
 - **Coaching centers with less than 20 student batch:** Any such classes that engages 20 learners or clients in a group at a time.
 - **Coaching centers with More than 20 student batch:** Any such classes that engages more than 20 learners or clients in a group at a time.
- **Cold Storage:** Means a structure or room for the storage of edible or non-edible merchandise or commodities, which usually require special low temperatures and condition for storing or preservation, before their export or distribution for sale
- **College:** An educational institution or establishment, in particular the one providing higher education or specialized professional or vocational training.
- **Community Activities:** means activities including community gatherings, marriages, and other such community functions.
- **Computer training center:** means centers that provide resources, companies and services dedicated to helping educate users on computer-related topics including software, hardware, database management, programming, networking and more.
- **Convention center:** is a large building that is designed to hold a convention, where individuals and groups gather to promote and share common interests. Convention centres typically offer sufficient floor area to accommodate several thousand attendees. Very large venues, suitable for major trade shows, are sometimes **known as exhibition centres**. Convention centres typically have at least one auditorium and may also contain concert halls, lecture halls, meeting rooms, and conference rooms. Some large resort area hotels include a convention center.
- **Corporate office:** set of rooms, or building used as a place for commercial, professional, or bureaucratic work by a registered national or multinational firm.
- **Crèche and day care center:** a nursery where babies and young children are cared for during the working day.
- **Detached House:** Means a detached building with walls and roofs that are independent of any other building and has open space on all sides.
- **Dharamshala:** A building devoted to religious or charitable purposes offering lodging and/or dining facilities for interested individuals or group of people at a nominal charge, or in some cases free of charge.

- **Diagnostic center:** means a facility able to evaluate a person's condition..
- **Dispensary:** a room where medicines are prepared and provided.
- **Drive in cinema:** Means a commercial establishment, especially an outdoor movie theatre consisting of a large outdoor movie screen, a projection booth, a concession stand and a large parking area for automobiles, permitting customers to remain in their motor vehicles while being accommodated.
- **Exhibition center and art gallery:** Means a large hall for holding exhibitions.
- **Extractive industry:** The extractive industry consists of any operations that remove metals, mineral and aggregates from the earth.
- **Fabrication workshops (wood and others):** Means a small establishment where a manufacturing process is carried on in which an item is made (fabricated) from raw or semi-finished materials instead of being assembled from readymadecomponents or parts.
- **Farm House:**Means a plot of land including permissible construction in the area designated for agricultural use by the Competent Authority with a minimum land area of 4000sq.mts.
- **Flatted-group industries:** An industrial building of more than one storey, usually with two or more goods lifts, and constructed or converted for multiple occupation. The building is subdivided into small, separately occupied units which are used for manufacturing, assembly and associated storage.
- **Fuel station:** Means a place for retail business engaged in supplying and dispensing of fuel products to consumers, essential for the normal operation of automobiles
- **Garden restaurant:** Means a commercial establishment, especially in outdoors in a lush green space or a dedicated garden, where meals are prepared and served to customers and sometimes recreational facilities.
- **Garden:** Means a public recreation area or park usually ornamented with plants and trees along with landscape furniture.
- **Golf course:** Means a large tract of land laid out for golf with a series of 9 or 18 holes each including tee, fairway, and putting green and often one or more natural or artificial hazards.
- **Guest house, Boarding House, Lodging House, Rest house:** Means a commercial establishment, typically larger than 'bed and breakfast' accommodation, offering facilities like lodging and meals.
- **Health center:** a building or establishment housing local medical services or the practice of a group of doctors.

- **Hospital:** Means an institution that provides medical, surgical, or psychiatric care and treatment for the sick or the injured.
- **Hostels:** An establishment that provides inexpensive food and lodging for a specific group of people, such as students, working women etc.
- **Hotel:** Means a premise with rooms and accessory facilities for lodging people offered in return for payment with or without maids. It may include accessory facilities like laundry cafeteria, restaurant, swimming pool, banquet hall, convention hall, etc.
- **Household industry:** Means a small-scale, non-hazardous industry carried on at home by family members using their own equipment, without the use of hired labour and which does not cause inconvenience to the inhabitants of the building or neighbourhood.
- **Industrial training institute (ITI):** Industrial Training Institutes (ITI) and Industrial Training Centers are post-secondary schools in India constituted under Directorate General of Employment & Training (DGET), Ministry of Skill Development and Entrepreneurship, Union Government to provide training in various trades.
- **Light Industrial unit:** Means a non-hazardous industrial establishment that produces products which create less environmental impact than those associated with heavy industry.
- **Management institute:** means the institutes offering graduate-level degree that covers a wide range of business fields, such as marketing, accounting and management etc.
- **Marriage Garden:** Means a large open land often consisting of a small service building with changing rooms, toilets, storage and a hall, laid out for conducting social events like marriages, party, functions, etc.
- **Motel:** Means an establishment that provides short-term and long-term lodging usually located with good access to the state and national road network.
- **Motor Garage and workshop:** An automobile repair shop (also known regionally as a garage or a workshop) is an establishment where automobiles are repaired by auto mechanics and technicians.
- **Multi-level parking:** Means a multi-storey vehicular parking structure (also called a parking garage, parking structure, parking ramp, or parking deck) designed specifically to for automobile parking and where there are a number of floors or levels on which parking takes place. It is essentially a stacked vehicular park.

- **Multiplex:** Means a complex with an integrated entertainment and shopping centre/complex having at least three cinema halls with total minimum seating capacity of 450 seats, set up in a plot having an area of 3500 sq.mts or above. The multiplex may include retail outlets, showrooms, restaurant, fast food outlet, video games paroloes, bowling alleys, health spa / centres and other recreational activities.
- **Museum:** A building in which objects of historical, scientific, artistic, or cultural interest are stored and exhibited.
- **Nursery and kindergarten school:** A school for young children pre admission in a primary school.
- **Nursing Home:** a small private institution providing residential accommodation with healthcare, especially for elderly people.
- **Office for individual professionals:** means a room or set of rooms used as a place for commercial, professional, or bureaucratic work by an individual.
- **Park/ playground:** Means a piece of ground in or near a city or town kept for recreation for the general public.
- **Parking Space:** Means an enclosed, semi-covered or open area including driveway and access aisles required to park vehicles, as per regulations related to parking. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.
- **Pediatric center:** means an establishment that provides medical care especially for infants, children, and adolescents from birth up to the age of 18.
- **Personnel service shop:** a commercial establishment by individuals providing specific services for the immediate community like tailors barbers.
- **Physical training center (fitness center):** Means a health club (also known as a fitness club, fitness center, and commonly referred to as a gym) is a place which houses exercise equipment for the purpose of physical exercise.
- **Planetarium:** Means a domed building in which images of stars, planets, and constellations are projected for play field public entertainment or education.
- **Playfield:** Means a field used for playing sports or games which are open to sky. Generally, playing fields are wide expanses of grass, dirt or sand without many obstructions. There are varieties of commonly used fields, including fields for cricket, football, hockey, basketball, tennis, golf etc.
- **Playschool:** Means a nursery or kindergarten for children.
- **Poly clinic:** means a clinic (typically one independent of a hospital) where both general and specialist examinations and treatments are available to outpatients.

- **Polytechnic:** Means an institution for higher education pertaining to, or offering instruction in a variety of industrial arts, applied sciences, or technical subjects.
- **Poultry farm:** Means an establishment or a part of land where raising of domesticated birds such as chickens, turkeys, ducks, and geese, for the purpose of farming meat or eggs for food is carried out.
- **Primary School:** Means a school for children starting from standard 1st up to standard 8th.
- **Recreational Club:** Means a commercial establishment where people (usually members) voluntarily meet on a regular basis for a mutual purpose other than educational, religious, charitable, or financial pursuits and are entitled to use the premises and property in exchange for the payment of entrance fees and subscriptions to the proprietor as well as any additional rights and privileges provided in their contractual agreement.
- **Refractories:** means the industries that use furnace of materials such as ceramic which are designed to withstand the very high temperatures (in excess of 1,000°F [538°C]) encountered in modern manufacturing. In industry, they are used to line boilers and furnaces of all types (reactors, ladles, stills, kilns, etc.).
- **Research and development center:** Means a Building completely dedicated for carrying out research in a particular field.
- **Restaurant:** Means a commercial establishment where meals are prepared and served to customers.
- **Retail and convenient shop:** Means a small commercial building or part of a small commercial unit within a building where goods or services are sold.
- **Row House:** Means a residential building, often of similar or identical design, situated side by side and joined by common walls.
- **Secondary school:** Means a school for children starting from standard 9th up to 10th
- **Semi-Detached House:** Means a building with one or more sides attached with the walls and roof another building.
- **Senior secondary school:** Means a school for children from standard 11th and 12th
- **Service centers and service industries:** a place where a company provides help for customers who use its products or services.
- **Service Shops:** a shop specializing in repairs and maintenance
- **Shopping center:** Means a mercantile establishment consisting of multiple number of shops with adjacent parking.

- **Shopping Mall:** Means a mercantile establishment consisting of complex of shops representing leading merchandisers; usually includes restaurants and a convenient parking area; a modern version of the traditional marketplace.
 - **Showrooms:** a room used to display goods for sale, such as appliances, cars, or furniture etc.
 - **Sports complex:** Means an establishment designed to provide facilities for a range of sports and leisure activities.
 - **Swimming pool:** Means a structure, in open-air or enclosed, often a concrete-lined excavation of rectangular shape, which is filled with water and used for swimming.
 - **Theme/Amusement Park:** A large outdoor area with fairground rides, shows, refreshments, games of chance or skill and other entertainments.
 - **Training center:** Means a place where people undergo skills training for work. Typically private training institutes for various professional exams
 - **University:** Means an institution of higher education and research which grants academic degrees in a variety of subjects and provides both undergraduate education and postgraduate education.
 - **Vocational training institute:** Means an institute that provides training for a specific career or trade, excluding the professions through hands-on training.
 - **Warehouse:** Means a building or place or part thereof that is used or intended to be used for the storage of goods for stocking, sale or similar purpose. It usually has loading docks to load and unload goods from trucks and often have cranes and forklifts for moving goods in and around the structure.
 - **Watch and ward residence:** means a dwelling unit for watchman and other service personnel who have been engaged for their services by a plot owner or a group of plot owners.
 - **Weekly Haat bazaar:** is an open-air market conducted on a regular basis that serves as a trading venue of vegetables, fruits, artifacts, etc for the local community.
 - **Wholesale:** Means an establishment wholly or partly engaged in wholesale trade and manufactures wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking warehouses.
 - **Zoological garden:** Means a garden or park where wild animals are kept for exhibition.
2. **Base FAR:** Means the base FSI permitted in a Base Zone by the Competent Authority as a matter of right.

3. **Basement:** Means the lower storey of a building having at least half of the clear floor height of the basement or cellar below average ground level.
4. **Build to Line:** Means a line with which the exterior wall of a building in a development is required to coincide. Some percent of the road side façade area of the ground or more floors in buildings with more than one floor may extend to the road-side property line so that the building visually reinforces the building façade line of the street.
5. **Building Height:** Means the vertical distance measured from the average ground level/high flood level/plot level and up to the top of the finished level of the top most floor slab or in case of flat roofs up to the midpoint of the height of the sloping roof excluding the genuine stair cabin, water tank, and lift room. The height of the sloping roof shall be taken as an average height of the relevant floor.
6. **Building line:** Means the control line up to which the plinth of a building adjoining an existing, proposed or extended street may lawfully extend and includes the lines described in any TP Schemes and/or Development Plan.
7. **Conservation:** means all the processes of looking after a place so as to retain its historical and/or architectural and/or aesthetic and/or cultural significant and includes maintenance, preservations, restorations, reconstruction and adoption or a combination of more than one of these.
8. **Floor Area Ratio (FAR):** Means the quotient of the ratio of the combined gross built-up area of all floors, to the total area of the Building-unit.

$$\text{Floor Area Ratio (FAR)} = \frac{\text{Total built-up area of all floors}}{\text{Area of the Building-unit}}$$

9. **Floor area:** Means the net enclosed area of a floor in the building including circulation spaces like lobby or corridors, service areas and semi-open spaces such as verandah or balcony.
10. **Floor:** Means the lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor. Ground Floor is the floor at ground level with a plinth- hollow or solid, and direct access to a street or open space. The floor above it with minimum permissible height shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.
11. **Front (Road Side) Margin:** Means the space provided from the road-side edge of the plot. In case a plot as multiple road side edges, all of such edges shall be considered as Front (road side) margin.

12. **Frontage:** Means the length of the front main edge of plots on the road-side. For plots abutting two or more roads, the side along the wider road shall be considered as the frontage. (illustration)
13. **Grading:** means categorization of all listed heritage as per historical significance
14. **Ground coverage:** Means the ground area covered by a building including cantilevered portion on any floor, excluding cut-out (open-to-sky) if any.
15. **Habitable Space:** Means a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen if used as a living room, but excluding a bath-room, water closet compartment, laundry, serving and storing, pantry, corridor, cellar, attic, store-room, pooja room and spaces not frequently used.
16. **Hazardous building or industry:** Means a building or place or part thereof used for-
 - storage, handling, manufacture or processing of radio-active substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes.
 - storage, handling, manufacture or processing of, which involves highly corrosive, toxic obnoxious alkalis, acids, or a other liquids, gases or chemicals producing flame, fumes, and explosive mixtures or which result in division of matter into fine particles and capable of spontaneous ignition.
17. **Hazardous Material:** Means any of the following materials: Radioactive substances, Inflammable, combustible or explosive materials that may produce poisonous fumes or explosions on storage, handling, processing or manufacturing. Corrosive, toxic, obnoxious alkalis or acids, Chemicals which may produce irritant, corrosive or poisonous gases on explosion or spontaneous combustion.
18. **Heritage Area:** is buffer around a protected or unprotected structure, precinct or site and may include protected views.
19. **Heritage building:** means and includes any building of one or more premises or any part thereof and/or structure and/or artifact which requires conservation and/or preservation for historical and/or architectural and/or artisanry and/or aesthetic and/or cultural and/or environmental and/or ecological purpose and include such portion of land adjoining such building or part thereof as may be required for fencing or covering or in any manner preserving the historical and/or architectural and/or aesthetic and/or cultural value of such building.
20. **Heritage Plot** refers to plot with heritage structure or building listed in the Heritage conservation and management plan HCMP.

21. **Heritage Precinct** refers to a group of adjacent plots that together exhibit a certain heritage character which shall be preserved. The plots within a heritage Precinct can be both a Heritage Plot as well plots without any listed heritage structures.
22. **Heritage Site:** is a site which may be natural or built or open having significant heritage value.
23. **Heritage Zone** is the zone delineated in the Master Plan/ Development Plan/ Zonal plan that require special attention in terms of heritage conservation.
24. **Hollow Plinth:** Means the space provided below the floor which is on stilts immediately above the Ground Level for the purpose of parking and other permissible uses.
25. **Listing:** mean preparing an inventory of Heritage Zones, Listed Heritage Sites, Listed Heritage Precincts, and listed Heritage structures as per various parameters.
26. **Lobby:** Means a hall at the entrance of a building or corridor/hall connected with a larger room or series of rooms and used as a passageway or waiting room.
27. **Loft:** Loft shall mean an intermediate non-habitable slab between two floors with a maximum clear height of 1.2mts at a height of 2.1mts from floor level; which is constructed and used for storage purpose.
28. **Marginal Open Space:** Means the space adjacent to boundary of plot, buildings, or common open spaces that should be kept fully open-to-sky. No built-up area shall be permitted in marginal space except specifically permitted under these Regulations.
29. **Mixed Use Building:** Means a building with more than one use in different portions of the building
30. **Mumptee (Staircase Cabin):** Means a structure with a covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from the weather, and not to be used for human habitation.
31. **Non-Conforming Uses:** Means any plot with buildings in which those activities are undertaken that are not in accordance with prevailing regulations for that zone.
32. **Occupiable Space:** Means a room or enclosed space, other than a habitable space, where an individual may occupy that space for a limited time-frame for movement, storage or rest such as a corridor, passage, pantry, laundry, basement, bath-room, water closet compartment, serving and storing, pantry, loft, store-room and pooja-room.
33. **Overlay zone:** Means an additional zone defined over a base zone to provide an additional set of regulations to promote and / or regulate development to achieve specific character or Form.

34. **Permissible FAR:** Means the basic FAR permitted by the Competent Authority as a matter of right.
35. **Plinth:** Means the solid or hollow volume below the floor which is immediately above the ground level.
36. **Plot:** means a single or an un-subdivided unit of land owned by a single owner or jointly owned by a group of owners, which can be developed as a single use or mixed use development. A plot can be merged with another plot or could be further subdivided into multiple smaller plots through a layout approval by the appropriate authority.
37. **Porch:** Means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building exclusive of marginal space.
38. **Premium FAR:** Means the FAR available by payment.
39. **Preservation:** means and includes maintaining the fabric of a place in its existing state and retarding deterioration.
40. **Rear margin:** Means the space provided from the rear edge of the Plot. The edge of the plots with no end points intersecting or coinciding on the front (road-side) margin.
41. **Reconstruction:** means and includes returning a place as nearly as possible to a known earlier state and distinguished by the introduction of material (new or old) into the fabric. This shall not include either recreation or conjectural reconstruction.
42. **Redevelopment:** is any new construction on a plot that has pre-existing buildings and structures.
43. **Refuge area (High Rise buildings):** Means an area where persons unable to use stairways can remain temporarily and await instructions or assistance during emergency evacuation situation.
44. **Restoration:** means and includes returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new materials.
45. **Side margin:** Means the space provided from the sides of the Plot. The edge of the plot with one end point intersecting or coinciding on the front (road-side) margin
46. **Skyline:** means the profile of buildings as seen from a distance.
47. **Staircases:** Means a flight or series of flights of steps with the supporting framework, casing, and balusters, constructed to connect different floors or levels in a building.
48. **Tradable Development Rights (TDR):** means FAR that can be transferred or sold from one plot to another plot as permissible under these regulations by the authority.
49. **TDR Generating Zone/Area/Plot** means the zone/area/plot from where TDR can be generated for transferring or selling to another plan in the TDR Receiving Zone as

permissible under the regulations by the authority. For example, plots taken for purpose of Metro project can be TDR Generating Plots from where TDR can be transferred or sold to other plots for development in TDR Receiving Zones or areas as identified under the regulations. Similarly, in Old Heritage City Zone, the plots with heritage structures identified by appropriate authority or ULB, under Heritage Conservation and Management Plan can be TDR Generating Plots

50. **TDR Receiving Zone/Area** means the zone/area where the purchased TDR can be used for development as permissible under these regulations. The purchased TDR can be utilized for development on a plot in addition to the Base FAR and Premium FAR, provided the development adheres to all other regulations including MOS, COS, Permissible Height etc applicable in the zone.
 51. **Travel distance:** Means the distance to be travelled by a user from any point in a building to a protected escape route, external escape route or final exit.
 52. **Urban Heritage** refers to the build legacy of the town/city history and includes protected and unprotected monuments, individuals and group of buildings of archeological, architectural, historic and cultural significance, public spaces including landscape, park and gardens, street layout defining identifiable neighborhoods or precincts, which together identify the visuals, spatial and cultural character of the city. This is tangible and is closely linked with the intangible heritage, which confers it with meaning and significance.
 53. **Water closet:** Means a privy with an arrangement for flushing the pan with water, but does not include a bathroom
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1. HOW TO REFER THE PLANNING REGULATIONS

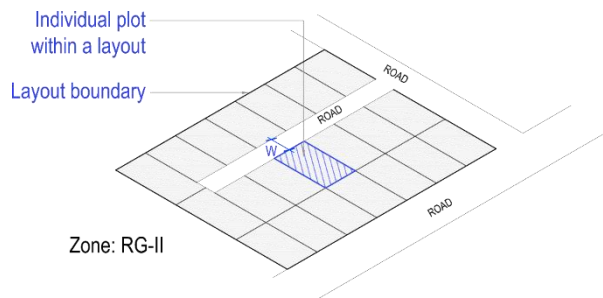
To refer the regulations applicable on a plot, the plot owner shall identify the following:

(An example for a plot in RG-II):

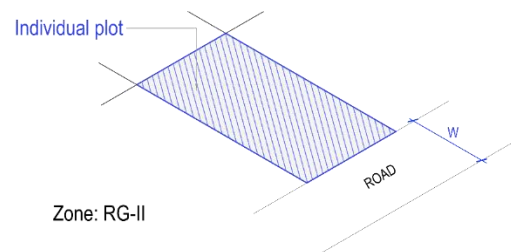
- 1) Identify the plot is in which **zone**, on which **road width**, and of how much **area**.
- 2) Refer the **zoning table** and the **subsequent chapter for that zone**. (Section 2.2)
- 3) Find out the **Permissible Activities** based on the zone and based on the road width. [(Section 4.2.1) (Figure1)]
- 4) Find out the **Permissible FAR** based on the zone.* (Section 4.3)
- 5) Find out the **Permissible Height** based on the road width and plot size. [(Section 4.4.5), (section4.4.1), (Figure 2), (Figure3)]
- 6) Find out the **Front (Road-side) MOS** requirements based on the road width. [(Section 4.4.4a), (Figure 2)]
- 7) Find out the **Side and Rear MOS** requirements based on the building height. [(Section 4.4.4b), (Figure 3)] In case where the building height is less than 12.5m, the side and rear MOS will depend on the development type, i.e. Detached, Semi-Detached, Row house Typology. [(Section 4.4.4b), (Figure 4)]
- 8) Find out the **COS** requirement based on the plot area. [(Section 4.4.6), (Figure 5)]
- 9) Find out the **Parking** requirement based on the floor area. (Section 4.4.7)
- 10) Find out the **Basement** requirements, if planning to build a basement for parking etc. (Section 4.4.8)
- 11) Refer to other regulations for procedures and building performance (related to structural Seismic and fire safety etc. as per the Bhumi Vikas Niyam 2012, National Building Code, and other relevant regulations as per the requirements)

*Note: The Zone determines permissible FAR. However, the actual consumption of the FAR is also subjected to other regulations/requirements such as MOS (Front, Side and Rear), Permissible building height, COS, and Parking etc.

Figure 1-1 Identify Permissible Activities based on the Zone, and Road Width (regardless the plot is part of a Layout or an Individual Plot) Example of plots in RG-II zone.

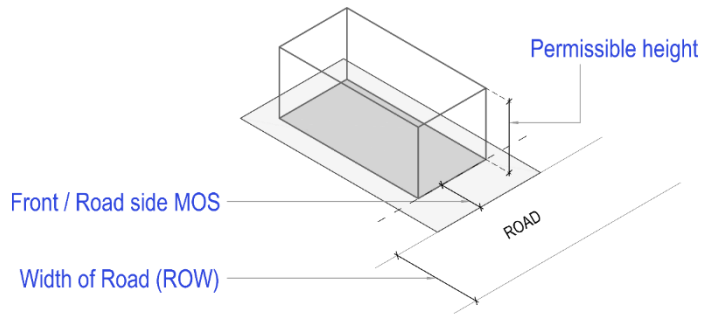


(A) A plot within a layout



(B) An individual plot

Figure 1-2 Identify Permissible Height and Front (Road-Side) MOS based on Road Width



Identify Maximum permissible height and front / road side MOS based on the width of road

Figure 1-3 Identify Permissible Height based on Plot Size

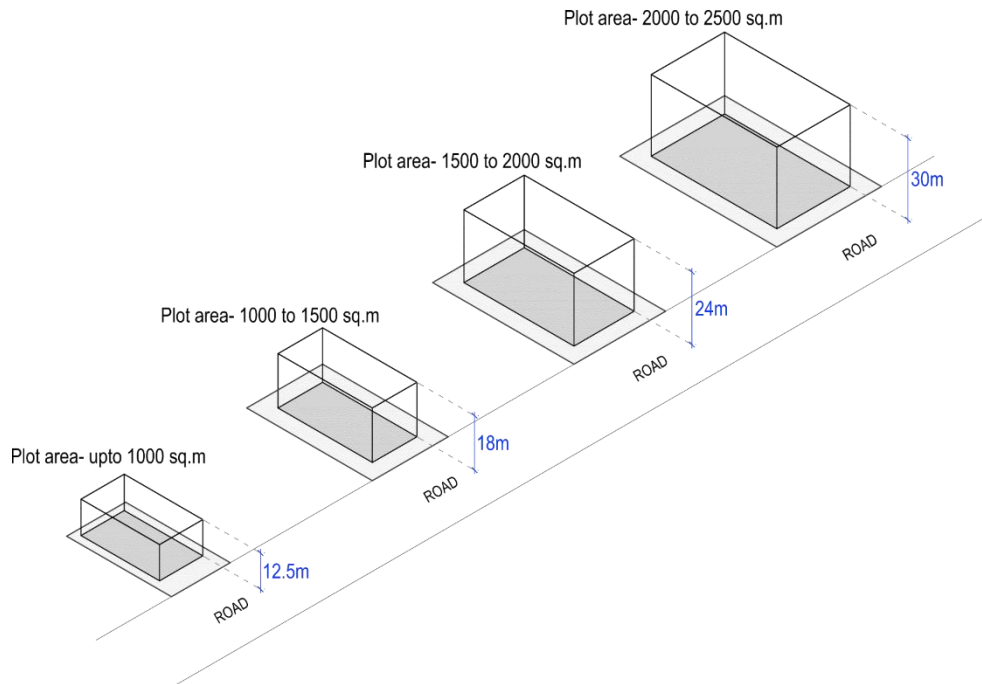
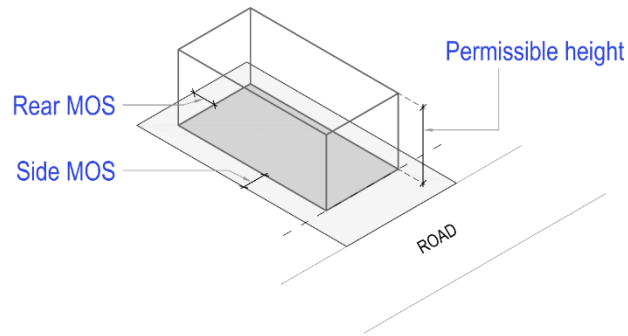
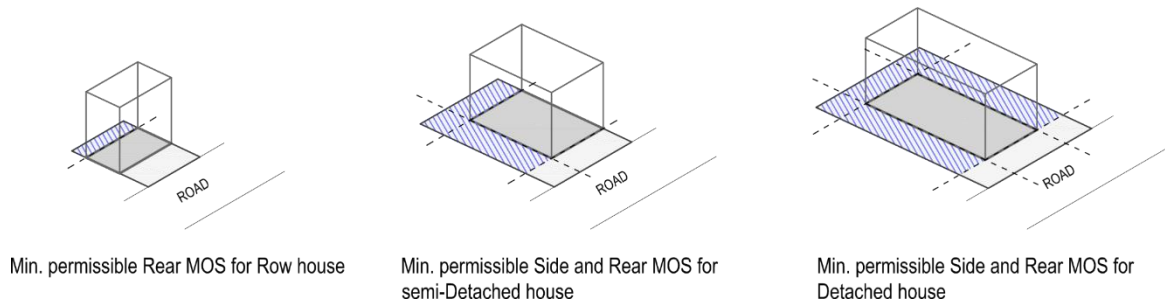


Figure 1-4 Identify Side and Rear MOS based on Building Height



Identify Min. Rear and Side MOS based on the Height of building

Figure 1-5 Identify Side and rear MOS of buildings with height less than 12m based on the type of development

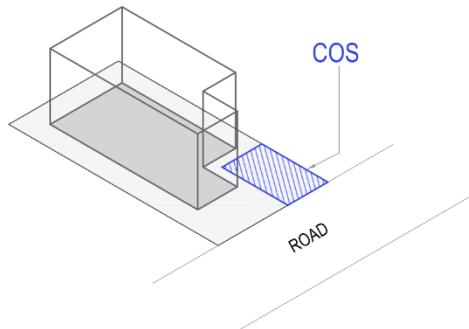


Min. permissible Rear MOS for Row house

Min. permissible Side and Rear MOS for semi-Detached house

Min. permissible Side and Rear MOS for Detached house

Figure 1-6 Identify area requirements for Community Open Space (COS) based on the plot area



Identify COS based on plot area

2. CALCULATION OF PREMIUM ON FAR

Example A: Calculating Premium to be paid for a plot in RG-II

Permissible FAR in RG-II Zone:

Base	Premium	Total
1.25	0.75	2.0

Calculations for Plot A desiring to consume the Premium FAR permissible in this zone:

a) Calculation of Floor Space available under Base FAR

Plot Area = 1000 sq.m.
Base FAR available in RG-II zone = 1.25
Max. Permissible floor space from Base FAR = (plot Area x Base FAR) = 1000 x 1.25
= 1250 sq.m.

This FAR is available without any charge to the plot owner.

b) Calculation of Floor Space available under Premium FAR

Premium FAR available in RG-II zone = 0.75
Max. Permissible Floor space from Premium FAR = (plot area x Premium FAR) = 1000 x 0.75
= 750 sqm* (available after payment of premium amount to the authority)
Total Floor Space Permissible in RG-II = 1250 + 750* = 2000 sqm

c) Calculation of amount to be paid to the authority for consuming the Premium FAR

For consuming the Premium FAR of 0.75 on this plot, the plot owner shall pay a premium amount to the appropriate authority. This amount shall be calculated by multiplying the circle rate with the multiplier (in %) identified by the appropriate authority.

Therefore,

Premium on FAR = Max. Permissible Floor space from Premium FAR x [Multiplier (in %) x circle Rates]

Assuming;

Multiplier (in %) = 20 %
Circle rates for Plot C = Rs. 60,000 per sqm.
Premium on FAR = 750 x [0.20 x 60000]
= Rs 90, 00,000 /-

NOTE: The regulating authority may revise the multiplier (in %) from time to time.

3. CALCULATION OF TDR FOR TDR GENERATING AND TDR RECEIVING PLOTS

Example B: TDR Generation

Plot B1 (TDR Generating Plot under Metro)

Plot Area = 1000 sqm
Permissible TDR (Generatable) = 2 (as per TDR Policy)
Total TDR generated from Plot B1 = Plot Area x Permissible TDR (G)
= 1000 x 2
= **2000 sqm**

Plot B2 (TDR Generating Plot in CZ1)

Plot Area = 10000 sqm
Permissible TDR (Generatable) = 0.1 (as per Regulations for CZ1)
Total TDR generated from Plot B2 = Plot Area x Permissible TDR (G)
= 10000 x 0.1
= **1000 sqm**

Example C: TDR Receiving

Plot C1 (TDR Receiving Plot in TOD zone)

Plot Area = 1000 sqm
Permissible TDR (Receivable) = 0.5 (as per regulations of TOD zone)
Total TDR Receivable on Plot C1* = Plot Area x Permissible TDR (Receivable)
= 1000 x 0.5
= **500 sqm**

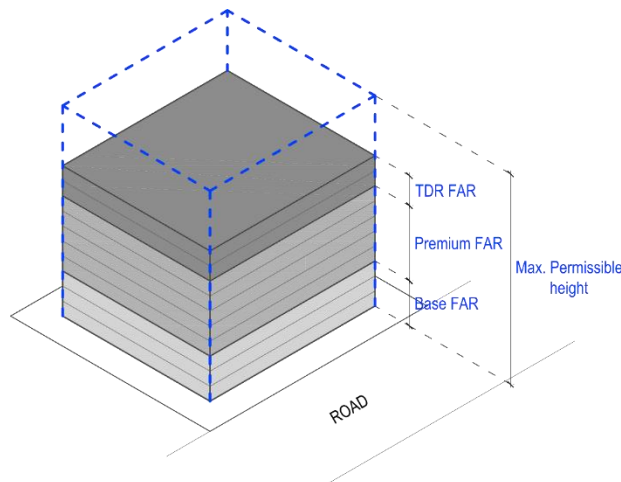
Example D: TDR Receiving

Plot D1 (TDR Receiving Plot in CMU-1 zone)

Plot Area = 3000 sqm
Permissible TDR (Receivable) = 1.0 (as per regulations of CMU-1)
Total TDR Receivable on Plot D1* = Plot Area x Permissible TDR (Receivable)
= 3000 x 1.0
= **3000 sqm**

(*Subject to other regulations for the zone including MOS, COS, Permissible Height etc.)

Figure 3-1- Illustration for TDR receiving plot in CMU-1 zone



4. ILLUSTRATION OF HOW THE DPRs INCENTIVISES MERGER OF SMALLER PLOTS TO CONSUME MAXIMUM PERMISSIBLE FAR

Example E: Bigger the plot more its ability to consume the maximum permissible FAR (i.e. incentivizing merger/ amalgamation of smaller plots)

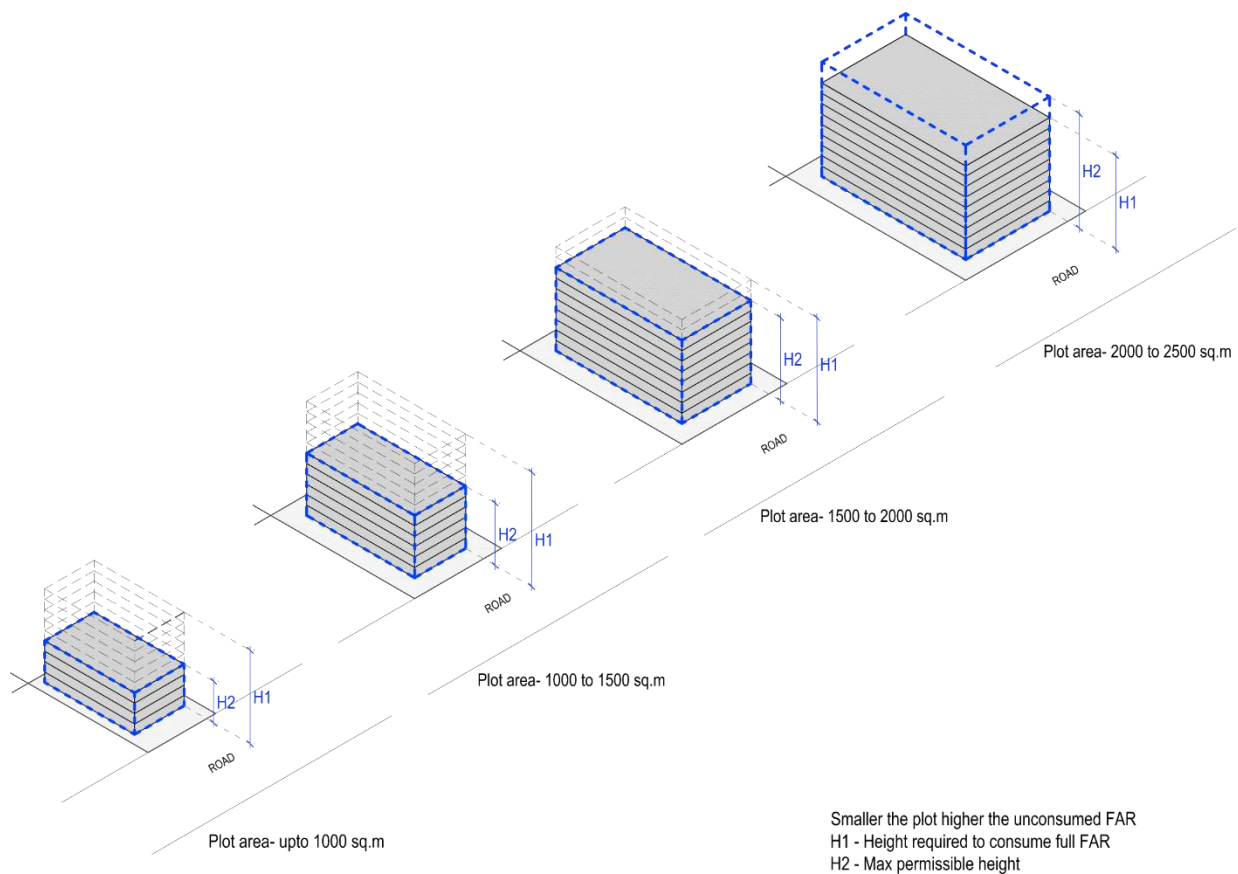
Permissible FAR in CMU-1 =5.0

Abutting Road Width =18m

Permissible Height based on Road width [section 10.4.5] =45m

However, not all plots are able to consume the permissible FAR due to their plot areas as illustrated with cases below:

Figure 4-1- Illustration of how the DPRs incentivizes merger of smaller plots to consume maximum permissible FAR



Case A: For Plot E1

Plot Area =900 sqm

Max. Achievable Height due to Plot Area [section 10.4.1] =12.5m

Max. Achievable FAR within height restrictions =2.23

Case B: For Plot E2

Plot Area =1400sqm

Max Achievable Height due to Plot Area [section 10.4.1] =18m
Max. Achievable FAR within height restrictions =**2.62**

Case C: For Plot E3

Plot Area =1900 sqm
Max. Achievable Height due to Plot Area [section 10.4.1] =24m
Max. Achievable FAR within height restrictions =**4.06**

Case D: For Plot E4

Plot Area =2400 sqm
Max. Achievable Height due to Plot Area [section 10.4.1] =30m
Max. Achievable FAR within height restrictions =**5.60**

5. ILLUSTRATION OF HOW THE DPRs INCENTIVIZES LAP BASED ROAD WIDENING IN HIGH DEVELOPMENT ZONES

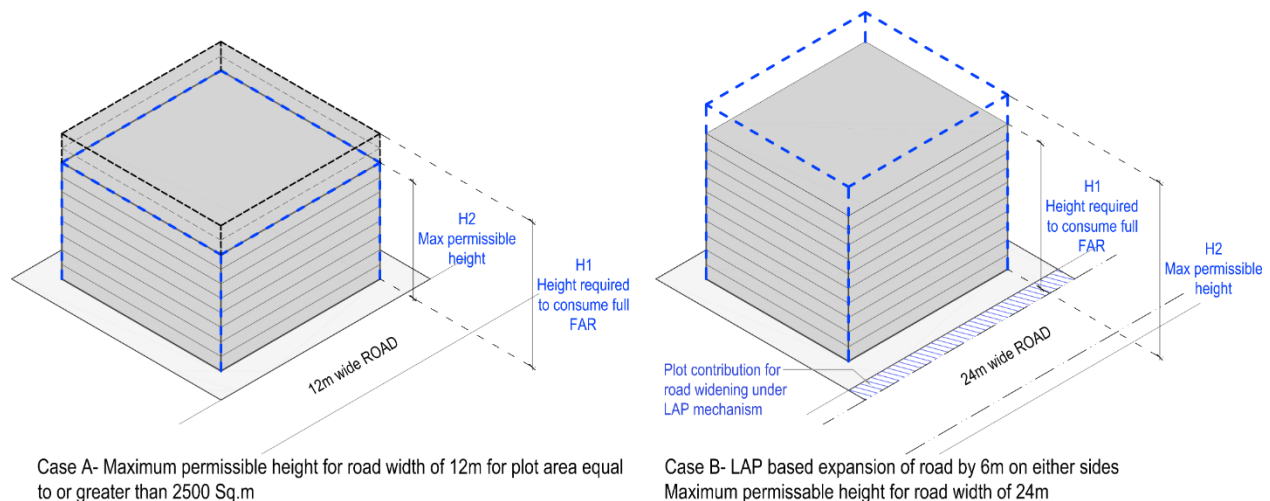
Example F: Wider the Road higher the ability of a plot to consume permissible FAR due to increase in permissible height:

A substantially large plot in CMU-1 may not be able to consume the maximum permissible FAR of 5.0 due to the limitations of Max. Permissible Height based on Road Width as illustrated with cases below:

Case A: For Plot F1 (unable to consume FAR on 12m Road)

Plot Area	=2500 sqm
Road Width	=12m
Max. Per. Height based on Road width [section 10.4.5]	= 24m
Net buildable area (after leaving MOS)[section 10.4.4]	=1444 sqm
Maximum permissible Floor Space	= (Plot Area x FAR) =2500 x 5 =12500 sqm
Max. Height required to achieve Max. Permissible Floor Space=	$(12500 / 1444) \times 3$ = 26 mts
Max. Achievable FAR within max. Achievable Height	=4.6

Figure 5-1 Illustration of how the DPRs incentivizes LAP based road widening in high development zones



Case B: For Plot F1 (LAP based Road expansion by 6 mts on either side increasing the 12m road width to 24m)

Plot Area (original plot area – 6m contribution towards Road expansion)	=2200 sqm
Road Width	=24m
Max. Per. Height based on Road width [section 10.4.5]	=45m

Net buildable area (after leaving margins) =1216 sqm
Maximum permissible Floor Space (as applicable in case A) = (Plot Area in case A x FAR)
=2500 x 5
=12500 sqm
Max. Height required to achieve Max. Permissible Floor Space= (12500/ 1216) x 3
=**31m**
Additional Height remaining to consume the permissible FAR=12m

ANNEXURE: TDR EXPLANATION

Example A: TDR Generation**Plot A1 (TDR Generating Plot under Metro)**

Plot Area = 1000 sqm

Permissible TDR (Generatable) = 2 (as per TDR Policy)

Total TDR generated from Plot A = Plot Area x Permissible TDR (G)
= 10000 x 2

Total TDR generated from Plot A = 2000 sqm

Plot A2 (TDR Generating Plot in CZ1)

Plot Area = 10000 sqm

Permissible TDR (Generatable) = 0.1 (as per Regulations for CZ1)

Total TDR generated from Plot A = Plot Area x Permissible TDR (G)
= 10000 x 0.1

Total TDR generated from Plot A = 1000 sqm

Example B: TDR Receiving**Plot B1 (TDR Receiving Plot in TOD zone)**

Plot Area = 1000 sqm

Permissible TDR (Receivable) = 0.5 (as per regulations of TOD zone)

Total TDR Receivable on Plot B1* = Plot Area x Permissible TDR (Receivable)
= 1000 x 0.5

Total TDR Receivable on Plot B1* = 500 sqm

(*Subject to other regulations for the zone including MOS, COS, Permissible Height etc)

Example C: TDR Receiving**Plot B2 (TDR Receiving Plot in CMU-1 zone)**

Plot Area = 1000 sqm

Permissible TDR (Receivable) = 1.0 (as per regulations of CMU-1)

Total TDR Receivable on Plot B2* = Plot Area x Permissible TDR (Receivable)
= 1000 x 1.0

Total TDR Receivable on Plot B2* = 1000 sqm

(*Subject to other regulations for the zone including MOS, COS, Permissible Height etc)

ANNEXURE: Example For: Calculation of Premium FAR

For CMU 1

- Base FAR- 1.5
- Premium FAR -2.5
- TDR -1.0

Let's assume a plot size of 1000 sq.m.

As per Base FAR= 1000 x 1.5 = 1500 sq.m.

By paying 25 % of Collector Guideline (@60000 rs per sq.m.) he can avail 2.5 FAR which is 2500 sq.m.

Total built up area is 4000 sq.m. by paying (Plot area

X premium FAR X 25% of collector guideline) = 3.75 Crore

Additional FAR from TDR available is 1 and built up is 1000 sq.m.

In order to avail additional FAR of TDR 1 (The value 1000 x Collector guideline (60000 rs) has to be collected)

Collector Guideline x purchasable area (premium FAR) x 25% of collector guideline value)

100

$$\frac{60000 \times 2500 \times 25\%}{100} = 3,75,00,000$$

Collector Guideline x purchasable area (premium FAR) x 10% of collector guideline value)

100

$$\frac{60000 \times 2500 \times 10\%}{100} = 1,50,00,000$$

ANNEXURE Example for: Consumption of FAR in CMU-1 zone

Assume:

- **Zone** CMU-1
- **FAR:** 5.0
- **Plot Area:** 2500 sq.m.
- **Total permissible Built Up Area:** $2500 \times 5 = 12500$ sqm.
- **Abutting Road:** 45 meters

According to the DPRs of CMU-1:

- Permissible height on 45 meter road : **60 meters (20 floors)**
- Front Margin for 45 meter road: **7.5 meter**
- Side and Rear Margin for building of 60 meters height: **7.5 meters**

After leaving the required Marginal Open Space from the Plot area;

- Assuming 40 % Ground Coverage : 1000 sqm
- For making 20 floors= $1000 \times 20 = 20000$
- This means he will consume FAR of 8 ($20000 / 2500$) which is higher than 5 FAR which is permissible in this zone.
- Therefore, to consume full FAR of 5, the maximum number of floors that he can construct 12.5 floors.