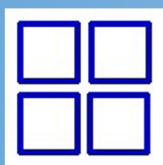
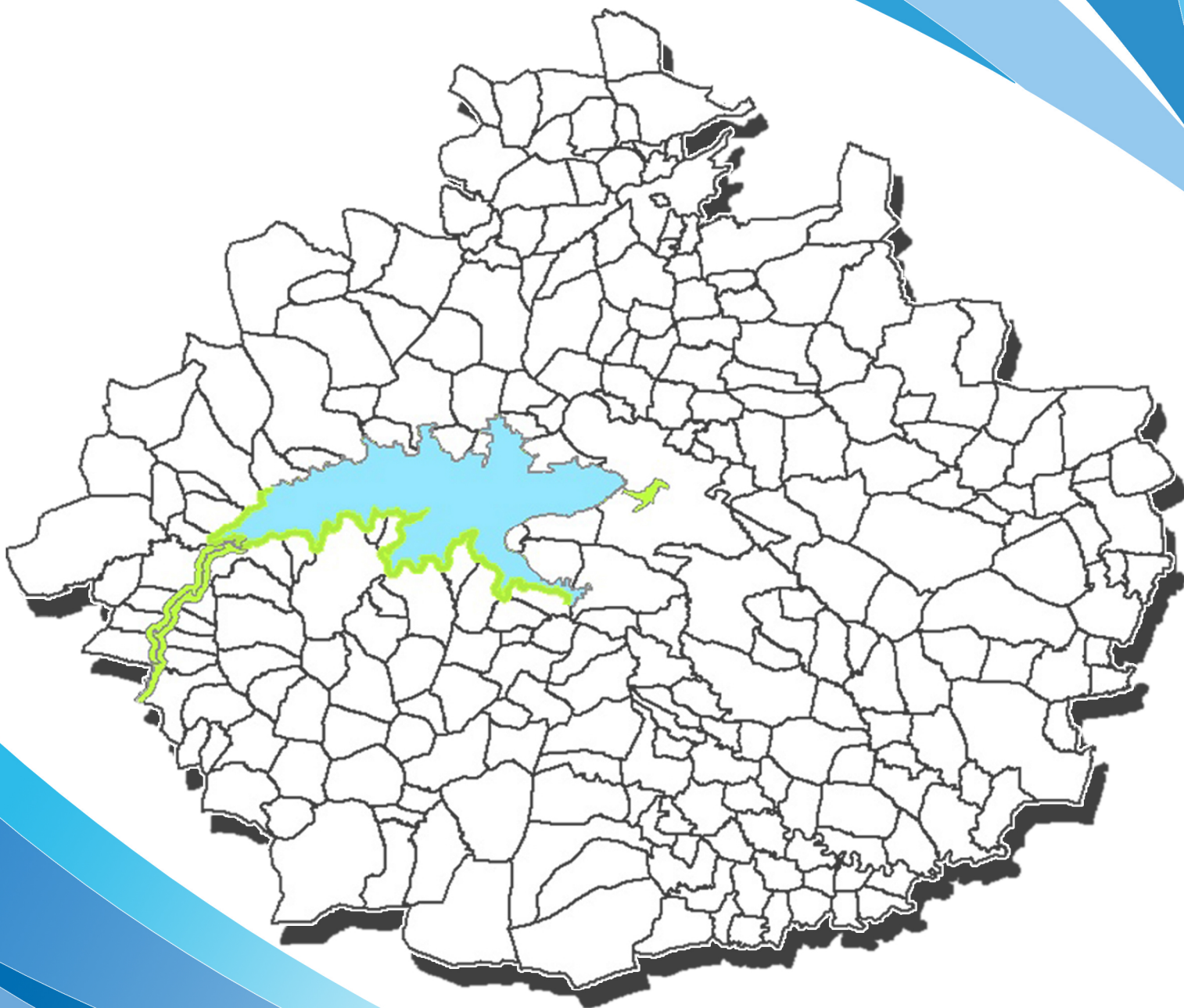


BHOPAL DEVELOPMENT PLN 2031 (DRAFT)



संचालनालय, नगर तथा ग्राम निवेश भोपाल, मध्य प्रदेश

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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 prevalent MP Bhumi Vikas Niyam. All other regulations, including procedures regulations and building regulations (Such as regulations related to building structure, safety and performance) shall be as per prevalent MP Bhumi Vikas Niyam, 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.

1.1 APPLICABILITY

These regulations shall apply to the following:

- (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 Adhinyam, 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 **prevalent MP Bhumi Vikas Niyam** 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 M.P Nagar Thata Gram Nivesh Adhinyam, 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, 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 sqmt 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, Khanoogaon, Bishankhedi etc. immediately after the adoption of plan.
- ix. 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.
- x. Approval granted to layout plans by the competent authority under either M. P. Nagar Thata Gram Nivesh Adhinyam, 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.

- xi. 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.
- xii. 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.
- xiii. 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.
- xiv. 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.
- xv. The competent authority may grant any permission by coordination roads connecting the land/plot for which the permission is applied for so as to unlock the land locked areas. Such roads shall be considered as coordination roads.
- xvi. In case of any discrepancy or any dispute arising regarding interpretation of provisions of Development Plan competent authority on the request of Director Town and Country Planning, Madhya Pradesh may decide by Government Order u/S 73 reforms and shall refer English version of the report.
- xvii. Development norms for different use zones are given separately.
- xviii. The proposed road width of village roads shall not be less than 18.00 meters and if the width available is more than 18.00 meter then the proposed width shall be accordingly. As far as possible, a road of at least 7.5 meters wide may be proposed from the boundary of each village so that 15.0 meters wide road connectivity may be obtained at the village boundary. This provision shall not be applicable on roads in CZ-2 zone.
- xix. 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.
- xx. Transferable development right : Means FAR that can be transferred or sold from one plot to another plot as per MP TDR Rules, 2018.

Development/ Planning permission

- xxi. 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 prevalent MP Bhumi Vikas Niyam.
- xxii. 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 prevalent MP Bhumi

Vikas Niyam. All other regulations, including procedures regulations and building regulations (Such as regulations related to building structure, safety and performance) shall be as per prevalent MP Bhumi Vikas Niyam, prevailing building byelaws of the specific local bodies and relevant building codes.

- xxiii. The land under forest areas has been marked under the category of City forest/ Afforestation (G5). The land under private ownership which is adjacent to the forest area, which has been marked under this category in the following areas be shall be considered as General Agricultural Zone (AG1).

In Eastern side : Chor Sagoni, Bilkhiriya, Naronha Sankal, Amjhira, Bansiya, Jhagariya Khurd, Lalpura,

In Northern side : Ratatal, Khajuri, Hajjampura, Beenapur, Mastipura,

In Southern side : Borda, Mahawadiya, Kalapani, Amla, Samaspura, Bhawali Kheda, Samashgarh,

- xxiv. On plots of approved layout, the premise of the plot can be changed to mixed land use after fulfillment of the criteria regarding the width of the road and payment of occupancy conversion fee. In this regard, the local body can determine the one-time occupancy conversion fee and one time parking premium as required, but the minimum fee/ premium to be charged for this shall be notified by the government.

- xxv. Norms for activities which have special requirements of Assembly Occupancies such as Cinema, Theatres, Public Assembly halls, Multiplex and shopping malls shall be as per prevalent MP Bhumi Vikas Niyam.

- xxvi. Norms for slum rehabilitation / slum re-development / affordable housing for urban poor shall be as per prevalent MP Bhumi Vikas Niyam.

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 Shyamala Hills, Char Imli, Arera Colony (E-1 to E-5), Chuna Bhatti, Vijay Nagar and area abutting Narsingharh Road Gandhi Nagar, Kolar Road from junction of Main Road No. 3 to the Kaliasote River, as demarcated in the BDP 2031 Proposed Zoning Map.

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.

2.1.23 Bhojtaal Lake and Catchment Zones (CZ-0, CZ-1, CZ-2)

This zone delineates the Bhojtaal 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 Bhojtaal 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:

2.1.24 Bhojtaal Lake and catchment zone -0 (CZ-0):

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

2.1.25 Bhojtaal Lake and catchment zone-1 (CZ-1):

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

- 50 meters buffer around the Bhoj wetland FTL on the urban Side.
- 300 meters buffer around the Bhoj wetland 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.

2.1.26 Bhojtaal 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 Bhojtaal lake catchment. This zone has been delineated to regulate eco-sensitive development for promotion of tourism and allied activities in the Bhojtaal lake catchment.

2.1.27 Water Bodies (W)

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

2.1.28 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 Bhojtaal 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

2.1.29 General Agricultural Zone (AG1)

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

2.1.30 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.

2.1.31 Village Extension-1 (VE-1)

This zone is identified as a 150 meter buffer area around all village settlements (abadi) except the village settlements in the Bhojtaal lake catchment area. This zone is envisioned to enables natural and organic growth of the villages.

2.1.32 Village Extension-2 (VE-2)

This zone is identified as a 100 meter buffer area around all village settlements (abadi) in the Bhojtaal lake catchment area. This zone is envisioned to enables natural and organic growth of these villages while conserving the sensitive ecology of the Bhojtaal lake catchment area.

2.2 Zones

Table 2.1 FAR permissible in use zones

Sr. No.	Use Zone	Code	Base FAR	TDR and Premium FAR	Total permissible FAR
1	2	3	4	5	8
1.	Residential general -1	RG-I	1.25	1.25	2.50
2.	Residential general -2	RG-II	1.25	1.25	2.50
3.	Residential General -3	RG-III	0.75	0.25	1.00
4.	Residential General-4	RG-IV	0.25	2.25	2.50
5.	Residential General -5	RG-V	0.06	-	0.06
6.	Transit Oriented Development Zone	TOD	Base FAR of the Use Zone	Total permissible FAR -(Minus) Base FAR of the Use Zone	3.00
7.	Old City Zone	OC	1.25	1.75	3.00
8.	Commercial Mixed Use Center 1 (MP Nagar)	CMU-1	2.50	0.50	3.00
9.	Commercial mixed use center 2 (New Market, Karond circle, Misrod)	CMU-2	2.00	1.00	3.00
10.	Commercial mixed use center 3 (Proposed commercial zones)	CMU-3	0.25	2.75	3.00
11.	Special Planning Zone (Bhopal Smart city)	SPZ1	As per Bhopal Smart City Plan (Government Notification no. F 3-79/2018/18-5 and subsequent notifications)		
12.	Industries -1	I1	As per rule 48 of M.P Bhumi Vikas Niyam, 2012 (prevalent MP Bhumi Vikas Niyam)		
13.	Industries -2	I2			
14.	Public Utilities and Facilities	PUF	0.10	0	0.10
15.	Public and Semi Public	PSP	1.00	1.50	2.50

Sr. No.	Use Zone	Code	Base FAR	TDR and Premium FAR	Total permissible FAR
1	2	3	4	5	8
16.	Gardens and parks	G1	0.01	-	0.01 (Not more than 25 sq mt total B/U area)
17.	Playfiels/stadium/ exhibition ground	G2	0.10	0	0.10
18.	Zoological/ Botanical Garden	G3	-	-	-
19.	Lake front	G4	0.15	0	0.15
20.	City forest/ afforestation	G5	0	0	0
21.	Transportation	T	1.00	0	1.00
22.	Logistics, Warehousing and Wholesale	LW	0.5	1.00	1.50
23.	Bhojtaal Lake and catchment zone-0	CZ-0	0	0	0
24..	Bhojtaal Lake and Catchment zone-1	CZ-1	0	0	0
25.	Bhojtaal Lake and Catchment zone-2	CZ-2	0.1	0	0.1
26.	Water Bodies	W	0	0	0
27.	Water Bodies Buffer	WB	0	0	0
28.	General Agriculture zone	AG-1	0.1	0	0.1
29.	Village (Gramin Aabadi)	V	1.25	0	1.25
30.	Village Extension- 1	VE- 1	1.25	0	1.25

Sr. No.	Use Zone	Code	Base FAR	TDR and Premium FAR	Total permissible FAR
1	2	3	4	5	8
31.	Village Extension-2	VE-2	0.75	0	0.75

Note:

1. Definition of FAR will be as per prevalent MP Bhumi Vikas Niyam
2. Definition of Transferrable Development Rights will be as per MP Transferrable Development Rights Rules, 2018
3. The amount at which Premium FAR can be purchased shall be determined by the following formula:

Amount of additional buildable area to be purchased as premium FAR (in Rs) =	Collector guideline rate X Buildable area required X 0.50
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4. For high rise buildings norms of Bhopal Development Plan 2031 shall be applicable however the site approval for High rise building have to be obtained from the site clearance committee as per MP Bhumi Vikas Niyam, 2012 , Rule 12 (2)/ (prevalent MP Bhumi Vikas Niyam).
5. Maximum allowable FAR shall be subject to fulfillment of the planning norms prescribed in para 3.4.4.
6. The base FAR mentioned in column no. 4 of Table 2.1 shall be available for development/construction. Additional FAR upto total permissible FAR mentioned in column no 8 of Table 2.1, may be obtained by TDR or by purchasing premium FAR.

3. RESIDENTIAL GENERAL 1 (RG-I), RESIDENTIAL GENERAL 2 (RG-II), RESIDENTIAL GENERAL 4 (RG-IV)

3.1.1 Description

- Residential general-1 (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.
- 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.
- 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.

3.1.2 Existing Development

- The plots with existing development conforming with the regulations under BDP 2005 and prevalent MP Bhumi Vikas Niyam 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.
- On plots of approved layout, the premise of the plot can be changed to mixed land use after fulfillment of the criteria regarding the width of the road and payment of occupancy conversion fee. In this regard, the local body can determine the one-time occupancy conversion fee and one time parking premium as required, but the minimum fee/ premium to be charged for this shall be notified by the government.

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

The following activities shall be generally permissible on a plot falling within this zone. Their permissibility shall be based on the width of the road as mentioned in the table below.

Table 3.1 Permissibility of activities based on the width of the road

S.no	Activities	Permissible Activities	Less than 12 m	12 mts and above	18 mts and above	24 mts and above	30 mts and above
1	2	3	4	5	6	7	8
1	Residential Use Activities	Apartment	N	P	P	P	P
2		Crèche And Day Care Center	P	P	P	P	P
3		Detached House	P	P	P	P	P
4		Hostels	N	P	P	P	P
5		Household Industry	N	P	P	P	P
6		Row House	P	P	P	P	P
7		Semi-Detached House	P	P	P	P	P
8		Serviced Apartments	N	P	P	P	P
9		Slum Rehabilitation & Resettlement Houses (Under Various Govt. Schemes)	P	P	P	P	P
10	Commercial Activities	Agro & Dairy Product Market	N	N	P	P	P
11		Automobile Repair Shop	N	N	N	P	P
12		Boarding House	N	P	P	P	P
13		Call Centers	N	N	P	P	P
14		Canteen	N	N	P	P	P
15		Cinema And Multiplex	N	N	P	P	P
16		Corporate Office	N	N	P	P	P
17		Garden Restaurant	N	N	N	P	P
18		Guest House	N	P	P	P	P
19		Health Center	N	N	P	P	P
20		Hotel	N	N	P	P	P
21		Lodging House	N	P	P	P	P
22		Marriage Garden	N	N	N	P	P
23		Motel	N	N	P	P	P
24		Motor Garage & Workshop	N	N	N	P	P
25		Office Cum Residence	N	P	P	P	P
26		Office For Individual Professionals	N	N	P	P	P
27		Personnel Service Shop	N	N	P	P	P
28		Physical Training Center (Fitness Center)	N	N	P	P	P
29		Recreational Club	N	N	N	P	P
30		Rest House	N	P	P	P	P
31		Restaurant	N	N	P	P	P
32		Retail And Convenient Shops	N	N	P	P	P
33		Service Shop	N	N	N	P	P
34		Shop Cum Residence	N	P*	P	P	P
35		Shopping Center	N	N	N	P	P
36		Shopping Malls	N	N	N	P	P
37		Showrooms	N	N	P	P	P
38		Weekly Haat Bazaar	N	N	P	P	P
39		Wholesale	N	N	N	P	P

S.no	Activities	Permissible Activities	Less than 12 m	12 mts and above	18 mts and above	24 mts and above	30 mts and above
1	2	3	4	5	6	7	8
40		Wood/ Other Fabrication Workshops	N	N	N	P	P
41	Institutional Activities and other Activities	Administrative Office	N	N	P	P	P
42		Adult Education Center	N	N	P	P	P
43		Art Gallery	N	N	N	P	P
44		Auditorium	N	N	P	P	P
45		Bank	N	P*	P	P	P
46		Banquet Hall/Community Hall	N	N	N	P	P
47		Central Government Office	N	N	P	P	P
48		Circus	N	N	N	P	P
49		Clinic	N	N	P	P	P
50		Clinical Laboratory	N	N	P	P	P
51		Coaching Centers	N	N	P	P	P
52		College	N	N	P	P	P
53		Computer Training Center	N	N	P	P	P
54		Conference Halls	N	N	P	P	P
55		Convention Center	N	N	N	P	P
56		Courts	N	N	P	P	P
57		Cultural and Information Center	N	P*	P	P	P
58		Dharamshala	N	N	N	P	P
59		Diagnostic Center	N	N	P	P	P
60		Dispensary	N	N	P	P	P
61	District Police Office	N	N	P	P	P	
62	Exhibition Center	N	N	P	P	P	
63	Fair	N	N	N	P	P	
64	Fair Ground	N	N	P	P	P	
65	Fire Post	N	P	P	P	P	
66	Fire Station	N	N	P	P	P	
67	Geriatric Center	N	N	P	P	P	
68	Govt. And Semi-Govt Hospitals	N	N	P	P	P	
69	Govt. and Semi-Govt Medical Facility	N	P*	P	P	P	
70	Health Club	N	P*	P	P	P	
71	Hospital	N	N	P	P	P	
72	Industrial Training Institute (ITI)	N	N	P	P	P	
73	Integrated School	N	N	P	P	P	
74	Library	N	N	P	P	P	
75	Local Government Office	N	P	P	P	P	
76	Local Government Office (Maintenance)	N	P	P	P	P	

S.no	Activities	Permissible Activities	Less than 12 m	12 mts and above	18 mts and above	24 mts and above	30 mts and above
1	2	3	4	5	6	7	8
77		Management Institute	N	N	P	P	P
78		Maternity Home	N	N	P	P	P
79		Meditation Center	N	P*	P	P	P
80		Museum	N	N	N	P	P
81		Night Shelter	N	P	P	P	P
82		Nursery and Kindergarten School	N	P*	P	P	P
83		Nursing Home	N	N	P	P	P
84		Old Age Home and Senior Citizen Care Home	N	P*	P	P	P
85		Open Air Theatre	N	N	N	P	P
86		Orphanage	N	P	P	P	P
87		Pediatric Center	N	N	P	P	P
88		Pet Clinic	N	N	P	P	P
89		Physically And Mentally Challenged Children Institute	N	P*	P	P	P
90		Planetarium	N	N	N	P	P
91		Playschool	P*	P*	P	P	P
92		Police Post	P	P	P	P	P
93		Police Station	N	P	P	P	P
94		Poly Clinic	N	N	P	P	P
95		Post Office	N	P	P	P	P
96		Primary School	N	P*	P	P	P
97		Public Purpose Activities Operated By Municipal Corporation Or Government	N	P	P	P	P
98		Public Undertaking Office	N	N	P	P	P
99		Religious Premise	N	P	P	P	P
100		Science Center	N	N	P	P	P
101		Secondary School	N	N	P	P	P
102		Senior Secondary School	N	N	P	P	P
103		Social Welfare Center	N	N	N	P	P
104		Specialized Educational Institute	N	N	P	P	P
105		Spiritual and Religious Center	N	P*	P	P	P
106		Stadium	N	N	N	P	P
107		State Government Office	N	N	P	P	P
108		University	N	N	P	P	P
109		Veterinary Hospital	N	N	P	P	P
110		Veterinary Institute	N	N	P	P	P
111		Vocational Training	N	N	P	P	P
112		Voluntary Health Service	N	N	P	P	P
113		Yoga Center	N	P*	P	P	P
114		Amusement Park	N	N	N	N	P

S.no	Activities	Permissible Activities	Less than 12 m	12 mts and above	18 mts and above	24 mts and above	30 mts and above
1	2	3	4	5	6	7	8
115	Recreational Activities	Aquarium	N	N	N	P	P
116		City Park	N	N	N	P	P
117		Drive In Cinema	N	N	N	N	P
118		Golf Course	N	N	N	P	P
119		Indoor Games Hall	N	N	P	P	P
120		Neighborhood Park	P	P	P	P	P
121		Orchard	N	N	P	P	P
122		Park	P	P	P	P	P
123		Plant Nursery	N	P	P	P	P
124		Playground	P	P	P	P	P
125		Regional Park	N	N	N	P	P
126		Sports Complex	N	N	N	P	P
127		Swimming Pool	N	N	P	P	P
128		Theme Park	N	N	N	N	P
129	Zoological Garden	N	N	N	P	P	
130	Utilities and services Activities	Battery Swapping Stations	N	N	P	P	P
131		EV Charging Station	N	N	P	P	P
132		Fuel Station	N	N	P	P	P
133		Telecommunication Center	N	N	N	P	P
134	Transportation Activity	Bus Depot	N	N	N	P	P
135		Bus Terminal	N	N	N	P	P
136		Multi-Level Parking	N	P	P	P	P

Note:

1. P- Permitted,
2. N- Not permitted,
3. P*-To be permitted by the competent authority as per the site condition and local needs.
4. For the activities which are not given in the above table, the State Government is authorized to add permissibility and the corresponding road width based on similar activity as listed above.
5. Mixed use plots shall be permissible on Road width of 18 meters and above in this zone.

3.3 Floor Area Ratio

1. As per Table 2.1

3.3.1 Areas not counted towards computation of FAR

1. As per prevalent MP Bhumi Vikas Niyam

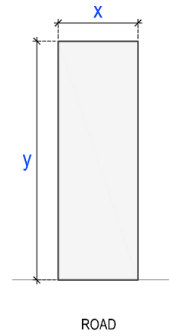
3.4 Norms for Development

3.4.1 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	2	3	4
1.	Row Type	30	3.6
2.	Semi Detached Type	135	9
3.	Detached Type	360	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 in a layout of sub division of land 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.



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

3.4.2 Merger and Subdivision of Plots

1. As per prevalent MP Bhumi Vikas Niyam

3.4.3 Means of Access (MOA)

1. All buildings on an un sub-divided plot or all plots within a subdivision layout must be accessible by means of access (MOA) which connects to a public street.
2. **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.

3.4.4 Marginal Open Space (MOS)

The marginal open spaces, height and minimum distance between two buildings on the same plot shall be based on the width of the abutting road as described in the table below:

Sr No.	Road Width (mts.)	Max. Permissible Height (mts.)	Front (Road-side) Margin (mts.)	Side Margin (mts.)	Rear Margin (mts.)	Minimum distance between two buildings (mts.) on the same plot
1	2	3	4	5	6	7
1	Less than 9 mts.	9	3	<ul style="list-style-type: none"> • 0 m (for row housing), • 3m (on one side for semi detached), • 3 m (both side for detached) 	<ul style="list-style-type: none"> • 1.50 m (for row housing), • 2.5m (for detached and semi detached) 	4.5

Sr No.	Road Width (mts.)	Max. Permissible Height (mts.)	Front (Road-side) Margin (mts.)	Side Margin (mts.)	Rear Margin (mts.)	Minimum distance between two buildings (mts.) on the same plot
1	2	3	4	5	6	7
2	9 meters and Less than 12	12.5	4.5	<ul style="list-style-type: none"> • 0 m (for row housing), • 3m (on one side for semi detached), • 3 m (both side for detached) 	<ul style="list-style-type: none"> • 1.50 m (for row housing), • 2.5m (for detched and semi detached) 	6
3	12 mts. and less than 18 mts.	18	6	4.5/4.5	4.5	6
4	18 mts. and less than 24 mts.	24	7.5	6.0/6.0	6	7.5
5	24 mts and less than 30 mts.	30	7.5	6.0/6.0	6	7.5
6	30 mts. and less than 36 mts	45	7.5	7.5/7.5	7.5	7.5
7	36 mts and less than 45 mts.	60	7.5	7.5/7.5	7.5	7.5
8	45 mts and less than 60 mts.	75	7.5	7.5/7.5	7.5	7.5
9	60 mts and less than 75 mts.	90	7.5	7.5/7.5	7.5	7.5
10	75 mts and above	90 mts and above	7.5	9.0/9.0	9	7.5

Note:

1. In case of Stilt/Podium parking the Maximum an excess of 2.4mts shall be permissible over the permissible height mentioned in table above.
2. 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.
3. Stilt floor for parking would be permissible irrespective of the size of plot.
4. In case if the planning norms mentioned in the table above for a particular road width and corresponding height do not meet the requirement, then the planning norm given in the above row for height and corresponding norms such as Front, Side, Rear MOS and minimum distance between two buildings shall be applicable.
5. Buildings constructed on the basis of approval granted as per BDP 2005, shall remain valid and permission for addition / alteration shall be granted as per the MOS, Ground Coverage and height provided in BDP 2005. However the norms of FAR shall be as per BDP 2031. On reconstruction and vacant plots the norms of BDP-2031 shall be applicable.
6. For plots above 2000 sqmt the Ground Coverage shall be 30%.

3.4.5 Community Open Space (COS)

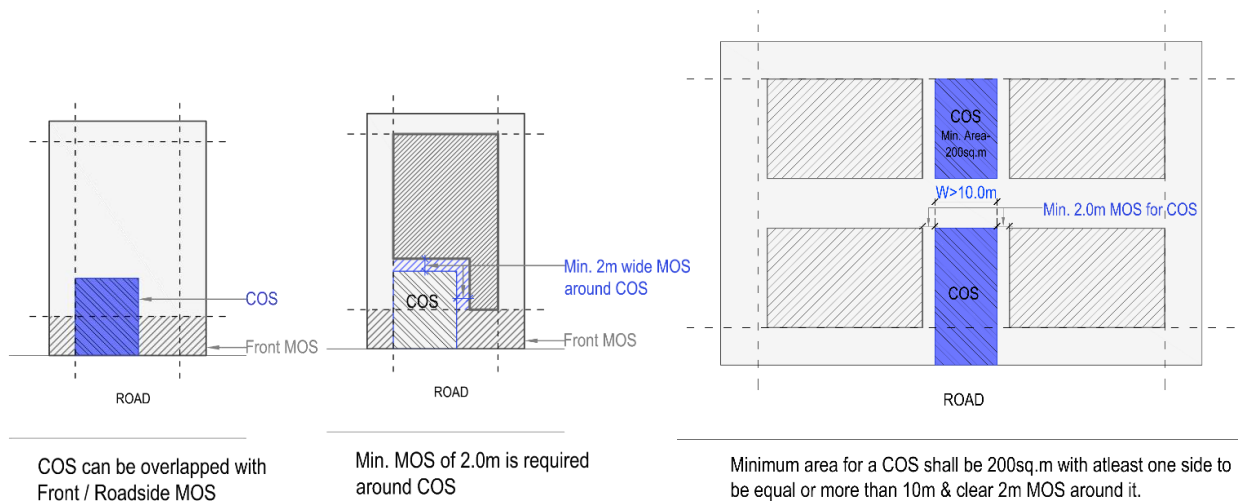
a) Minimum Area of COS

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	2	3	4
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	100 sq mt
		1000 and above	10% of the Area of plot
2.	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, public library, civic centers, offices of government and semi-government	Upto 500 sqm	-
		500 sqm to 2000 sqm	10% of the area of the plot
		2000 sq mt and above	20% of the area of plot

Sr. No.	Use	Area of Plot (sqm)	Minimum Area of COS
1	2	3	4
	, Banks , or any development activity carried out by appropriate authority for public purpose.		

- These COS shall be planned out in clusters or pockets of not less than 200 sqm for plots bigger than 2000 sqm, with minimum 10m length of one side.
- In case of plots smaller than 2000 sqm, where the minimum area for COS required as per the table above under section 3.4.5 is less than 200 sq.mts, the entire area under COS shall be provided at a single place with minimum 8 mts length on one side.



- 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

- The building line shall be at least 2 meters away from the boundary of COS.
- Such MOS shall be required in addition to the minimum area required for COS as per table above under section 3.4.5.

c) Permissible Activities in COS

- Pavilion, gymnasium, Gazebo (single storied structure up to 25 sqm. of built up area which may be used as pavilion or gymnasium, 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 gymnasium may be extended upto 75 sq.mts.)

d) General requirements for Community Open Space plot

- Each COS and the structure on it shall be accessible by Means Of Access.
- 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.

3.4.6 Parking

a) Parking Requirements by Activities

1. As per prevalent MP Bhumi Vikas Niyam
2. Stilt parking shall be allowed on plots of all sizes.

b) General Requirements for Parking

1. On plot Parking :
 - i. Parking requirement for a single plot with multiple activities shall be calculated on pro-rata basis based on the FAR consumed under each activity.
 - ii. Parking shall be permissible in MOS in 50% of the area, after leaving minimum 4.5 mts clear for vehicular access way.
 - iii. Parking Area Requirement includes parking space, driveway, and aisles, but excludes vehicular ramps, vehicular lift and Means of Access.
 - iv. 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.
 - v. 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.
2. Requirements for standalone Multi-level parking structure
 - i. As per prevalent MP Bhumi Vikas Niyam

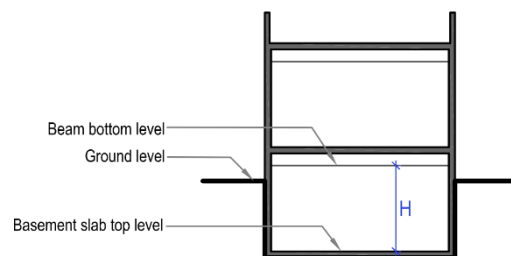
3.4.7 Basement

a) Minimum Plot Size:

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

b) 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 a minimum clear height 3.6m shall be required.



Permissible min. clear height for Basements (H)

4. RESIDENTIAL GENERAL 3 (RG-III)

4.1 Introduction

4.1.1 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), Chuna Bhatti, Vijay Nagar and area abutting Narsinghgarh Road Gandhi Nagar, Kolar Road from junction of Main Road No. 3 to the Kaliasote River, 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.

4.1.2 Existing Development

- The plots with existing development confirming with the regulations under BDP 2005 and prevalent MP Bhumi Vikas Niyam 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

- i. In case of Arera Colony E-1 to E-5 mixed use plots shall be permissible only in areas coming under TOD zone. Mixed use activities shall also be not allowed on plots situated on either side of the peripheral road of Arera Colony E-1 to E-5.
- ii. In case of other area in this zone, except Arera Colony E-1 to E-5 mixed use plots shall be permissible on Road width of 24 meters and above.
- iii. On plots of approved layout, the premise of the plot can be changed to mixed land use after fulfillment of the criteria regarding the width of the road and payment of occupancy conversion fee. In this regard, the local body can determine the one-time occupancy conversion fee and one time parking premium as required, but the minimum fee/premium to be charged for this shall be notified by the government.

4.3 Floor Area Ratio (FAR)

4.3.1 As per table 2.1

4.4 Norms for development

Norms for development and other norms, the provisions prescribed in Chapter 3 shall be applicable.

5. RESIDENTIAL GENERAL-5 (RG-V)

5.1 Introduction

5.1.1 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 Barkhedikala village, Barkhedi Khurd, Mendora, Khudaganj, Mendori, Chichli, Nayapura (kolar marg), Gehukheda, Daulatpur, Bairagadh Chichli, Chandanpura, Prempura, and Sewaniya Gaund

5.1.2 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.

5.2 Permissible Activities

For permissible activities Table 3.1 shall be applicable.

5.3 Floor Area Ratio (FAR)

5.3.1 As per Table 2.1

5.3.2 Areas not counted towards computation of FAR

1. As per the Planning regulations 3.3.1

5.4 Norms for Development

- The plot shall be 1000 sq mt or above
- The ground coverage shall be 6% maximum
- The structure shall have slopping roof with max. height of 7.50 m

5.5 MOS

For MOS the provisions prescribed in Chapter 3 shall be applicable.

6. TRANSIT ORIENTED DEVELOPMENT ZONE (TOD)

6.1 Introduction

6.1.1 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 100 meters on either side of the Metro alignment. Principally, all plots falling completely or partially within the 100 meter 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).
- MPMRCL shall prepare the Draft Local Area Plan (LAP) under Madhya Pradesh Gram Nivesh Adhiniyam, 1973 as zonal plan and submit it to the Director, T&CP for further approval.
- 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.

6.1.2 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 prevalent MP Bhumi Vikas Niyam may continue to exist “as is” until they come for redevelopment.

6.1.3 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.

6.2 Permissible Activities

1. Mixed land use shall be permissible.
2. On plots of approved layout, the premise of the plot can be changed to mixed land use after fulfillment of the criteria regarding the width of the road and payment of occupancy conversion fee. In this regard, the local body can determine the one-time occupancy conversion fee, annual conversion fee and parking premium as required, but the minimum fee to be charged for this shall be notified by the government.

6.3 Floor Area Ratio (FAR)

1. As per Table 2.1

6.4 Norms for development

6.4.1 Norms for development and other norms, the provisions prescribed in Chapter 3 shall be applicable.

6.4.2 Development Control Norms for Metro structures shall be as under:

SN	Use Premise	Development Control Norms				
		Plot area	Area under Operational Structures	Area under other structures %(max)	FAR	FAR for passenger accommodation/ staff (Additional)
1	Property Development	Upto 3 Ha	As per requirement	50%	3	NA
2	Metro Yards/Depot	NA	80%	20%	3	15%

6.4.3 Metro rail network and metro Stations sanctioned by Central and / or State Govt shall be permitted in TOD and all Land Use Zones

6.4.4 Metro Stations shall be permitted in all use zones. Metro Stations along with property development (composite development) and stand alone property development shall be permitted in TOD and all Use Zones except recreational Zone.

6.4.5 The following structures shall be treated as Metro Operational Structures:

- i) All Metro Stations and tracks supporting at grade, elevated and underground including entry structures, ancillary buildings to house DG sets, chilling plants and electric substation, supply exhaust and tunnel ventilation shafts etc.
- ii) Depots and maintenance workshops and stabling lines.
- iii) Traction sub-stations.
- iv) Operational Control Centers.
- v) Police Station.
- vi) Recruitment and Training Centers for operational and maintenance staff.
- vii) Housing for operational staff and Metro security personnel.
- viii) Shops in Metro Stations to cater to the public amenities
- ix) Structures above platform over the foot print of metro stations
- x) Depots and maintenance workshops including idle parking of coaches, washing and cleaning facilities & staff related facilities.

- 6.4.6 Operational structures of Metro systems shall be exempted from obtaining prior approval of building plans.
- 6.4.7 MRTS agencies shall endeavor to develop integrated multi modal hubs and discourage the practice of working in silos leading to development of disjointed development of transport hubs.
- 6.4.8 Local bodies responsible for approval of buildings plans and Metro / MRTS authorities shall jointly develop a mechanism for approving building plans within 20 m on either side of metro alignment only after obtaining consent of metro authorities to ensure that new constructions don't infringe upon the safety of passengers.
- 6.4.9 All the policies/guidelines/orders issued by the GoI/GoMP related to Metro/ MRTS and its essential components will be effective for the construction and operation of MRTS projects.
- 6.4.10 TOD zone shall be treated as the influence area as defined in TDR rules, 2018 and the provisions of the TDR rules, 2018 shall be applicable accordingly.

7. OLD CITY ZONE (OZ)

7.1 Introduction

7.1.1 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**.
- It is recommended that a “**Heritage conservation and management Plan (HCMP)**” may 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.

7.1.2 Existing Development

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

7.1.3 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.
- 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.

7.1.4 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 conform with the regulations provided under the regulations for this zone.

7.2 Permissible Activities

7.2.1 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.

7.2.2 Permissible Activities for Plots other Heritage Plots and Heritage Precincts

The existing development in this area is predominantly mixed used development. Mixed use activities shall be permitted in this area.

7.3 Permissible Floor Area Ratio (FAR)

7.3.1 As per Table 2.1

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

7.4.1 Permissible Ground Coverage

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

7.4.2 Marginal Open Space (MOS)

a) Front (Road-Side) Margin

1. Building line to be followed unless specified otherwise in HCMP.

7.4.3 Maximum Permissible Height

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

Sr. No.	Road width (mts)	Height (mts)
1	2	3
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

7.4.4 Community Open Space (COS)

1. As per the planning regulations 3.4.5 as applicable.

7.4.5 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 3.4.7.

8. COMMERCIAL MIXED USE CENTER-1 (CMU-1), COMMERCIAL MIXED USE CENTER-2 (CMU-2) and COMMERCIAL MIXED USE CENTER-3 (CMU-3)

8.1 Introduction

8.1.1 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. 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).
4. CMU-1 and CMU-2 zone is made up of existing older structures which shall be incentivized to redevelop with higher FAR.
5. The Commercial Mixed Use Center-3 (CMU-3) is a zone delineated as the new proposed commercial areas in the Bhopal planning area.
6. It is recommended that the implementation of CMU-1 and CMU-2 zone shall be undertaken after preparation of detailed Local Area Plan (LAP)
7. For any plot within CMU-1 and CMU-2 zone to avail the premium FAR, the plot must be a part of Local Area Plan prepared by the concerned authority.
8. The LAPs prepared for CMU-1 and CMU-2 zone shall ensure improved street network, infrastructure, parking management and regulations to achieve a desired urban character and form for the area.
9. 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 prevalent MP Bhumi Vikas Niyam 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

- i. Multiple activities which promotes business and commerce shall be permissible in this use zone.

8.3 Non-Permissible Activities

The following activities shall not be permissible:

1. Residential plotted development
2. Apartment development/Group housing
3. Industrial development
4. Junk Yard
5. Any hazardous activity
6. Schools/Colleges
7. Inflammable Storage/ Godown, Gas godown
8. Cold storage
9. Oil Depot

The above mentioned list is indicative and not exhaustive.

8.4 Floor Area Ratio (FAR)

1. As per Table 2.1

8.5 Norms for Development

1. For CMU-III and for redevelopment of CMU-I and CMU-II, the road width shall not be less than 18 m.
2. The corridors shall be allowed after the prescribed front MOS
3. No permission shall be granted on plots below 1000 sq mt.

8.6 Other Norms for development

1. Other norms like MOS and height as per Planning Regulation 3.4.1 and 3.4.4

9. SPECIAL PLANNING ZONE-1 (SPZ1)

9.1 Introduction

9.1.1 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.

9.2 Development Norms and permissible uses

1. As per Bhopal Smart City Plan (Government Notification no. F 3-79/2018/18-5 dated 15/June/2018 and subsequent notifications)

10. INDUSTRIES-1 (I1) and INDUSTRIES-2 (I2)

10.1 Introduction

10.1.1 Description of Industries-1 (I1)

- 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 areas where the development of Industrial activities of white and orange category notified by the competent authority, of all scales shall be permissible.
- 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.

10.1.2 Description of Industries-2 (I2)

- The Industries Obnoxious (I2) zone has been delineated to house the Obnoxious industries.
- The zone identifies the areas where the development of Industrial activities of orange and red category notified by the competent authority, of all scales shall be permissible.

10.1.3 Existing Development

- The plots with existing development confirming with the regulations under BDP 2005 and prevalent MP Bhumi Vikas Niyam may continue to exist "as is" until they come for redevelopment.

10.2 Permissible Activities in I 1

- i. Industrial under white and orange category with ancillary use.

10.3 Permissible Activities in I 2

- i. Industrial under orange and red category with ancillary use.

10.4 Non-Permissible Activities

- i. The following activities shall not be permissible:

Plotted housing, Group Housing, Residence - cum - work-plot, Local Shopping Centre, Wholesale Trade, Major Oil Depot, Commercial Office, Hospital, Primary School, Secondary School, Senior Secondary School, College, Marriage Garden/Vivah Park, Residential Flat, Dharamshala, Baratghar, Weekly Market (Parking and other open spaces within commercial centres to be used for weekly markets during non-working hours only.), Clinical Laboratory, Nursery and Kindergarten School, Library, Music, Dance and Drama Training Centre, Motor Driving Training Centre, Children Traffic Park, Open Air Theatre, Social and Cultural Institute, Orphanage, Yoga Centre, Meditation Centre and Spiritual Centre.

- ii. The following activities may be permissible as the amenities at the time of approval of layout of sub division
Convenience Shopping, Restaurants and other amenities, Health and fitness Centre, Religious Premises, Technical Training Centre, Bank, Research and Development Centre etc.

10.5 Floor Area Ratio (FAR) and Norms of Development

1. As per Rule 48 of M.P Bhumi Vikas Niyam, 2012 / prevalent MP Bhumi Vikas Niyam

11. PUBLIC UTILITIES AND FACILITIES (PUF)

11.1 Introduction

11.1.1 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.
- Public utilities and Facilities (PUF) proposed by the State Government or Local body shall be permissible in any use zone according to the need and requirement.

11.2 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, Garbage Disposal infrastructure, solid waste transfer stations, electric sub stations, fire station, burial ground, water supply infrastructure, telecom infrastructure, cremation ground and any other development activity carried out by appropriate authority for public utilities and facilities.
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

11.3 Floor Area Ratio (FAR)

1. As per Table 2.1

12. PUBLIC AND SEMI-PUBLIC (PSP)

12.1 Introduction

12.1.1 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.

12.1.2 Existing Development

- The plots with existing development confirming with the regulations under BDP 2005 and prevalent MP Bhumi Vikas Niyam may continue to exist "as is" until they come for redevelopment.

12.2 Permissible Activities

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

- i. Government and Semi-Government offices
- ii. Educational facilities
- iii. Health Facilities
- iv. Social and cultural facilities
- v. Bank and financial institutions
- vi. Sports facilities
- vii. The following activities may be permissible as the amenities at the time of approval of layout of sub division:

Convenience Shopping, Hostel, Rest houses, Canteen, Club

12.3 Floor Area Ratio (FAR)

1. As per Table 2.1

12.4 Norms for Development

1. No permission shall be granted on road below 12 m ROW
2. Minimum size of the plot shall be 500 sq mt or as prescribed by the administrative department or any regulatory authority or any other authority competent to prescribe the minimum size of the plot.

12.5 Other norms for Development

For other norms the provisions prescribed in Chapter 3 shall be applicable.

13. PARKS AND GARDENS (G1), PLAYFIELD/STADIUM/OPEN EXHIBITION ZONE (G2), ZOOLOGICAL AND BOTANICAL GARDEN (G3), LAKE FRONT (G4) AND CITY FOREST/AFFORESTATION (G5)

13.1 Introduction

13.1.1 Description of Parks and Gardens (G1)

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.

13.1.2 Description of Playfield/Stadium/Open Exhibition Zone (G2)

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

13.1.3 Description of Zoological and Botanical Garden (G3)

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

13.1.4 Description of Lake Front (G4)

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

13.1.5 Description of 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.

13.2 Permissible Activities in Parks and Gardens (G1)

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

1. **[Recreational]:** Gardens, Parks, Plant Nursery, play field, Urban Forest, camping Ground, facility for water sports, Plantation

13.3 Permissible Activities in Playfield/Stadium/Open Exhibition Zone (G2)

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, Open Exhibition spaces, Dusshera Maidan,

13.4 Permissible Activities in Zoological and Botanical Garden (G3)

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

1. **[Recreational]:** Regional park, Watch and ward Housing , Picnic Hut, Bird sanctuary, Zoological Garden, Plant nursery, Urban Forest, Orchards, Golf course,
2. **[Institutional]:** Local government office (maintenance), Open Air theatre

13.5 Permissible Activities in Lake Front (G4)

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]:** 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.

13.6 Permissible FAR in Lake Front (G4)

1. As per Table 2.1

13.7 Norms for Development for Lake Front (G4)

13.7.1 Minimum Plot Size

1. The minimum Plot Size shall be 7500 sqmts.
2. No subdivision of plot shall be permissible.

13.7.2 Maximum permissible ground coverage

1. The maximum permissible ground coverage shall be 10% of the plot area or 4000 sq mt 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.

13.7.3 Maximum Permissible Height

1. The maximum permissible height shall be 7.50 meters with sloping roof.

13.8 Permissible Activities in City Forest/ Afforestation (G5)

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

14. TRANSPORTATION (T)

14.1 Introduction

14.1.1 Description

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

14.2 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, Transport Depot, Parking lots, Multi-Level Parking, Other activities associated with Transportation as identified by the appropriate authority

14.2.1 Maximum permissible FAR

1. As per Table 2.1

Note: The FAR would be allowed on transport related building infrastructure such as Bus Stand, Transport Nagar etc.

15. LOGISTICS/ WAREHOUSING/ WHOLESALE (LW)

15.1 Introduction

15.1.1 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.

15.1.2 Existing Development

- The plots with existing development confirming with the regulations under BDP 2005 and prevalent MP Bhumi Vikas Niyam 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

- Multiple activities which promotes business and commerce in logistics, warehousing and wholesale shall be permissible in this use zone.

15.3 Non-Permissible Activities

The following activities shall not be permissible:

- | | |
|---------------------------------------|----------------------------|
| 1 Retail shopping | 5 Any hazardous activity |
| 2 Residential plotted development | 6 Schools/Colleges |
| 3 Apartment development/Group housing | 7 and other PSP activities |
| 4 Industrial development | |

The above mentioned list is indicative and not exhaustive.

15.4 Floor Area Ratio (FAR)

1. As per Table 2.1

15.5 Norms for Development

1. For Logistics/ Warehousing/ Wholesale (LW), the road width shall not be less than 18 m.
2. The Minimum size of the plot shall not be less than 2000 sq mt.

15.6 Other Norms for development

1. Other norms like MOS and height as per Planning Regulation 3.4.1 and 3.4.4

16. BHOJTAAL LAKE AND CATCHMENT AREA INCLUDING CZ0, CZ1, AND CZ2

16.1 Introduction

16.1.1 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. Bhojtaal lake and catchment zone-0 (CZ-0)
 - ii. Bhojtaal lake and catchment zone-1 (CZ-1)
 - iii. Bhojtaal lake and catchment zone-2 (CZ-2)
- A detailed statutory plan shall be prepared for the Bhojtaal 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.
- The order vide no 302/233/2022/32-3 dated 16/03/2022 issued by Environment Department, Government of Madhya Pradesh under Environment Protection Act, 1986 (read with Wetland rules, 2017) shall be the part of the Development Plan mutatis-mutandis.

16.2 Bhojtaal Lake and Catchment Zone-0 (CZ-0)

16.2.1 Description of Bhojtaal Lake and Catchment Zone-0 (CZ-0)

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

16.2.2 Permissible Activities

1. No development / construction shall be permissible in this zone. However, the activities permissible in the order vide no 302/233/2022/32-3 dated 16/03/2022 issued by Environment Department, Government of Madhya Pradesh under Environment Protection Act, 1986 (read with Wetland rules, 2017) shall be allowed as prescribed.

16.3 Bhojtaal Lake and Catchment Zone-1 (CZ-1)

16.3.1 Description of Bhojtaal Lake and Catchment Zone-1 (CZ-1)

- This zone has been delineated as the most sensitive area with high degree of regulations around the Bhojtal FTL (CZ0). 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.

16.4 Permissible Activities

1. No development/ construction shall be permissible in this zone. However, the activities permissible in the order vide no 302/233//2022/32-3 dated 16/03/2022 issued by Environment Department, Government of Madhya Pradesh under Environment Protection Act, 1986 (read with Wetland rules, 2017) shall be allowed as prescribed.

16.5 Bhojtaal Lake and Catchment Zone-2 (CZ-2)

16.5.1 Description of Bhojtaal Lake and Catchment Zone-2 (CZ-2)

- This zone constitutes the majority of the catchment area with Agricultural use. This zone has been delineated to regulate development in the Bhojtaal 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.

16.5.2 Permissible Activities

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

1. **[Residential]** : Farm House
2. **[Commercial]** : Market gardens, Milk Chilling Centre, Petrol pump (Min. area - As per prevalent MP BVR), Eco-sensitive tourism activities
3. **[PSP]** : Rural Centre, Wireless and Transmission
4. **[Recreational]** : Neighborhood park, playground, park, sports complex, Zoological garden, Botanical garden, Bird Sanctuary, regional park, city park, city Forest, Plant nursery, Orchard, Aquarium, Golf Course
5. **[Agricultural]** : Dairy and poultry farming, Grazing pastures and afforestation, Floriculture, Horticulture, Agriculture, Nurseries, Orchard, Forest

16.5.3 Permissible Floor Area Ratio

1. As per Table 2.1

16.5.4 Norms for Development

16.5.4.1 Minimum plot size

1. The minimum plot size for Farm houses or any other activity shall be 4000 sqmts.

16.5.4.2 Maximum Ground Coverage

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

16.5.4.3 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	2	3	4	5
1.	Any activity permissible under CZ-2	12.00	6.00	6.00

16.5.4.4 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.

17. WATER BODIES (W) AND WATER BODIES BUFFER (WB)

17.1 Water Bodies (W)

17.1.1 Description of Water Bodies (W)

- All natural features and water bodies other than the Bhojtal (upper) Lake and its catchment have been zoned for conservation under this zone.

17.1.2 Permissible Activities for Water Bodies (W)

1. No development/Construction shall be permissible in this zone.

17.2 Water Bodies Buffer (WB)

17.2.1 Description of Water Bodies Buffer (WB)

- 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 Bhojtaal 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.

17.2.2 Permissible Activities for Water Bodies Buffer (WB)

1. No development/Construction shall be permissible in this zone.

18. GENERAL AGRICULTURE ZONE (AG-1)

18.1 Introduction

18.1.1 Description

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

18.2 Permissible Activities

1. Activities permissible shall be as per the prevalent MP Bhumi Vikas Niyam under Agriculture use.

18.2.1 Permissible activity by Road Width

1. The minimum Road width required for all activities shall be as per prevalent MP Bhumi Vikas Niyam.

18.2.2 Maximum permissible FAR

1. As per Table 2.1

18.3 Norms for Development

18.3.1 Minimum plot size

1. The minimum plot size shall be 4000 sq mt.

18.3.2 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	2	3	4	5
1.	Any activity permissible under AG-1	12.00	6.00	6.00

18.3.3 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.

19. VILLAGE (V)

19.1.1 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.

19.1.2 Existing Development

- The plots with existing development confirming with the regulations under BDP 2005 and prevalent MP Bhumi Vikas Niyam may continue to exist “as is” until they come for redevelopment.

19.1.3 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.

19.2 Permissible Activities

1. As per Table 3.1

19.3 Maximum permissible FAR

1. As per Table 2.1

19.4 Norms for development

Norms for development and other norms, the provisions prescribed in Chapter 3 shall be applicable.

19.4.1 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%

20. VILLAGE EXTENSION-1 (VE-1) AND VILLAGE EXTENSION-2 (VE-2)

20.1 Introduction

20.1.1 Description of Village Extension-1 (VE-1)

1. This zone is identified as a 150 meter buffer area around all village settlements except the village settlements in the Bhojtaal lake catchment area.
2. This zone is envisioned to enables natural and organic growth of the villages.

20.1.2 Description of Village Extension-2 (VE-2)

1. This zone is identified as a 100 meter buffer area around all village settlements in the Bhojtaal lake catchment area. This zone is envisioned to enables natural and organic growth of these villages while conserving the sensitive ecology of the Bhojtaal lake catchment area.

20.1.3 Existing Development

- The plots with existing development confirming with the regulations under BDP 2005 and prevalent MP Bhumi Vikas Niyam may continue to exist “as is” until they come for redevelopment.

20.1.4 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.

20.2 Permissible Activities

1. As per planning regulation 3.2.

20.3 Floor Area Ratio (FAR)

1. As per table 2.1

20.4 Norms for development

Norms for development and other norms, the provisions prescribed in Chapter 3 shall be applicable.

ANNEXURES

21. ADDITIONAL DEFINITIONS

The following definitions are additional to the existing definitions identified under prevalent MP Bhumi Vikas Niyam. 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 readymade components 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 drive way 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 agym) 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.
- **Rural Center:** Premises for organizing public semi public activities.
- **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:** 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.
 9. **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.

10. **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.
11. **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)
12. **Grading:** means categorization of all listed heritage as per historical significance
13. **Ground coverage:** Means the ground area covered by a building including cantilevered portion on any floor, excluding cut-out (open-to-sky) if any.
14. **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, poojaroom and spaces not frequently used.
15. **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.
16. **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.
17. **Heritage Area:** is buffer around a protected or unprotected structure, precinct or site and may include protected views.
18. **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.

19. **Heritage Plot** refers to plot with heritage structure or building listed in the Heritage conservation and management plan HCMP.
20. **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.
21. **Heritage Site:** is a site which may be natural or built or open having significant heritage value.
22. **Heritage Zone** is the zone delineated in the Master Plan/ Development Plan/ Zonal plan that require special attention in terms of heritage conservation.
23. **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.
24. **Listing:** mean preparing an inventory of Heritage Zones, Listed Heritage Sites, Listed Heritage Precincts, and listed Heritage structures as per various parameters.
25. **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.
26. **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.
27. **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.
28. **Mixed Use Building:** Means a building with more than one use in different portions of the building
29. **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.
30. **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.
31. **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.

32. **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.
33. **Permissible FAR:** Means the basic FAR permitted by the Competent Authority as a matter of right.
34. **Plinth:** Means the solid or hollow volume below the floor which is immediately above the ground level.
35. **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.
36. **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.
37. **Premium FAR:** Means the FAR available by payment.
38. **Preservation:** means and includes maintaining the fabric of a place in its existing state and retarding deterioration.
39. **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.
40. **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.
41. **Redevelopment:** is any new construction on a plot that has pre-existing buildings and structures.
42. **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.
43. **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.
44. **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
45. **Skyline:** means the profile of buildings as seen from a distance.
46. **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.

47. **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.
48. **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.
49. **Water closet:** Means a privy with an arrangement for flushing the pan with water, but does not include a bathroom