

31. Development including land sub division and plot development thereof for residential use.— All new developments including land subdivisions, plot developments and pooling of land owned by different owners shall be subject to the following namely:-

(i) Every plot shall have an average width of not less than 6.00 metres with minimum frontage not less than 4.0 metres; an average depth of not less than 12 metres, and a minimum plot area of 125 square metres:

Provided that for row housing where side open spaces are not required, building plots shall have an average width of not less than 4.50 metres and an average depth of not less than 10 metres;

(ii) (a) The minimum width of the street giving access to the land proposed for subdivision from the main street shall be as given in Table 1-A.

TABLE 1 – A
WIDTH OF STREET
[As per rule 31(ii)(a)]

Sl. No.	Total extent of land	Minimum width required (in metres)
01	Upto 0.5 hectares and subdivided to 20 plots or less.	No minimum
02	Upto 0.5 hectares and subdivided to more than 20 plots.	3.00
03	More than 0.5 hectares upto 1 hectares	3.60
04	More than 1 hectare upto 2 hectares	5.00
05	More than 2 hectares	6.00]

(b) Every street in the layout shall have a width of not less than ³⁵[6] metres and shall be motorable.

Provided that in the case of cul-de-sac with length not exceeding 150 metres, the width shall not be less than 5 metres and for length not exceeding 25 metres the width shall not be less than 3 metres:

34. Rule 29 omitted by SRO No. 26/2014 w.e.f 13-1-2014.

35. Substituted for "7" by SRO NO. 26/2014, w.e.f. 13-1-2014.

Provided further that in residential areas where motorable access street cannot be made in difficult terrain the width of any new access street shall not be less than 5 metres; and for cul-de-sacs, having length not exceeding 150 metres, the width of street shall not be less than 3 metres;

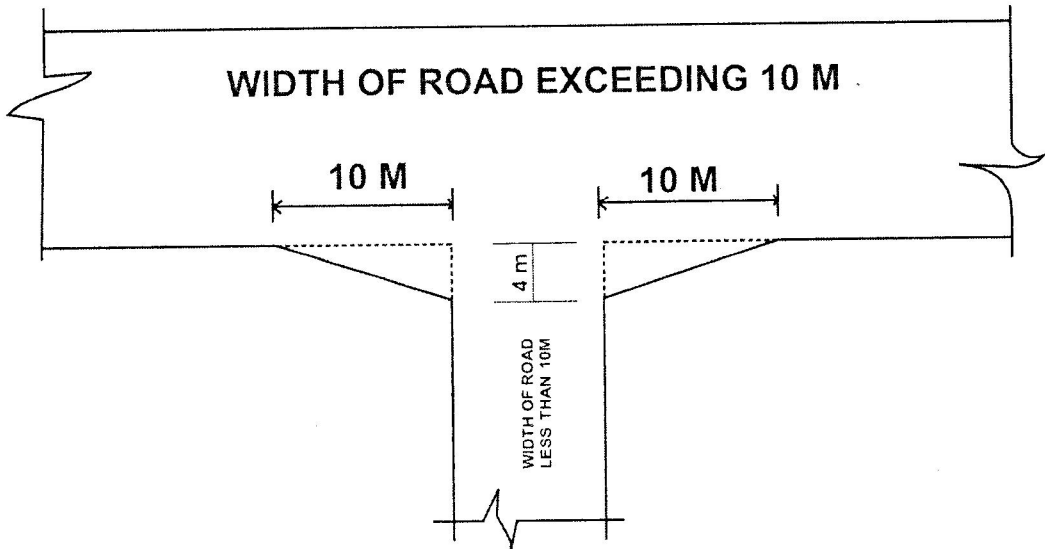
(iii) When the area of the land under development work, layout or subdivision (exceeding ten plots) is 50 ares or more, 10% of the total area shall be provided for recreational open spaces and shall be suitably located to be accessible to the residents of the locality: The open space shall be provided exclusive of streets, cul-de-sacs, water body or swimming pools:

Provided that while considering the area of the land, the area of any contiguous land belonging to the same owner, though not proposed for immediate development shall be taken into account;

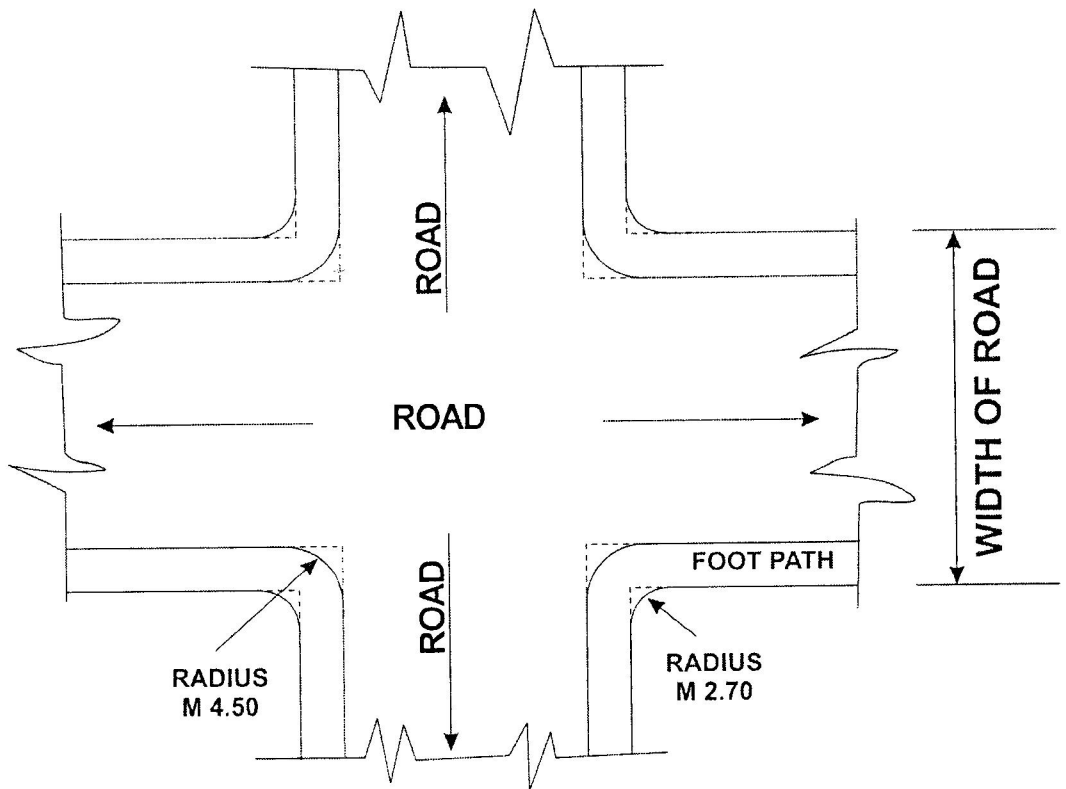
(iv) The recreational open space to be provided under item (iii) above shall have an access as if it was a separate plot and as far as possible it shall be in one piece and in no case less than 2 ares in area, with a minimum width of 6 metres:

(v) The layout or subdivision proposal shall be in conformity with the provisions of statutorily published or sanctioned town planning scheme for the area and if the land is affected by any reservation for a public purpose, the Secretary may agree to adjust its exact location to suit the development but not so as to affect its area;

(vi) The street junctions shall be splayed or rounded off to give sufficient turning radii and sight distance for vehicles. The side of the splay shall be minimum of 4 metres for roads up to a width of 10 metres and shall be a minimum of 10 metres for roads exceeding 10 metres width as shown in the figure below: [see next page]



SPLAYING OF ROAD AT JUNCTIONS



ROUNDING OF CORNERS AT INTERSECTIONS

(vii) in the case of a layout or subdivision of land having an area of two hectares or more, a suitable plot for an electric transformer shall be provided;

(viii) In the case of layout for subdivision of plots, where the number of residential plots exceeds 20, approval of the District Town Planner shall be obtained if the area of the land is above 0.5 hectare and upto 2 hectares and approval of the Chief Town Planner shall be obtained if the area of land exceeds 2 hectares.

(ix) if the site forms part of an approved layout, copy of the subdivision layout shall be enclosed along with the plans for approval; and

(x) adequate arrangements for surface water drainage shall be provided by the developers.

(xi) Throughout the entire period of land development, the owner shall display the details of the permit near the entrance to the site in a board of size not less than 100 centimetres X 75 centimetres. The details to be displayed include name and address of the owner and developer with phone number, details of plots such as number, area and use, the area and location of recreational open spaces, road widths, Number and Date of the approval of District Town Planner/ Chief Town Planner, Number and date of the permit and the name of Local Self Government Institution.

32. Development including land sub-division and plot development thereof for mercantile (commercial) development.— All new developments including land sub-divisions and plot developments shall be subject to the following:-

(i) (a) the width of access/access street to the development area shall be minimum 10m;

(b) the width of every new street, public or private, intended for use as a cart or carriage way giving access to or through a commercial precinct consisting of a continues row of shops exceeding ten in number shall not be less than 10 metres except in the case of cul-de-sac not exceeding 150 metres where the minimum width shall be 7 metres;

(ii) the frontage of every commercial plot abutting such streets shall have a minimum width of 6 metres;

(iii) no plot with a layout proposed for commercial development shall have an area less than 60 sq.metres;

(iv) for every plot within a layout for commercial development, building line from the street shall not be less than 3 metres;

(v) no plot intended to house a service garage or auto workshop within a layout for commercial development shall be of an area less than 300 sq.metres and an average plot width less than 12 metres;

(vi) the approval of the District Town Planner shall be obtained for the layout of all new commercial streets and land subdivisions exceeding 10 plots.

33. Development including land sub-division and plot development thereof for industrial development.— (1) All new developments including land sub-divisions and plot developments shall be subject to the following:-

(i) (a) the width access/access street to the development area shall be minimum 10m.

(b) the width of every new street, public or private, intended for use as a cart or carriage way giving access to or through an organised industrial area with not less than six constituent units, shall be a minimum of 10 metres:

Provided that in the case of a small industrial unit or cul-de-sac not exceeding 150 metres in length the minimum road width shall be 7 metres;

(ii) the minimum size of industrial plots abutting the street shall be 400 sq.metres in extent with a width of not less than 15 metres:

Provided that the minimum plot requirements in item (ii) shall apply to small industrial units;

(iii) in industrial layouts a place for installation of transformer shall be provided in consultation with the Chief Electrical inspector or an officer authorised by him;

(iv) the approval of the Chief Town Planner or an officer of the Department of Town and Country Planning not below the rank of a Town Planner authorized by him shall be obtained for the layout of industrial streets and land subdivision exceeding five plots.

³⁶[x x x]

(2) The usage of plots proposed for development or redevelopment and the occupancy of any building or part thereof shall be governed by the provisions contained in the town planning schemes prepared for the locality. Where no such scheme exists, ^{36A}[the usage of plot shall be as approved by the Chief Town Planner or an officer authorised by him]

36. Note omitted by SRO No. 26/2014, w.e.f. 13-1-2014. Prior to the omission it read as under:
 "Note.— For the purpose of these rules small industrial unit means an industrial unit classified as such by Government from time to time or an industrial unit not included in Schedule I of the Factories Act, 1948."
 36A.Substituted for " the usage shall be determined by Secretary" by S.R.O. No. 26/2014, w.e.f. 13-1-2014.

(3) Notwithstanding anything contained in the rules under this chapter the provisions contained in Town Planning Scheme if any published/sanctioned under Town and Country Planning legislation in force shall prevail over provisions in these rules.