

10 DEVELOPMENT OF LAND

10.1 LAYOUT OF BUILDING UNIT

10.1.1 AMALGAMATION AND/OR SUBDIVISION OF BUILDING UNIT :

In the case of a building unit which requires to be developed by laying out into sub-plots or amalgamation of sub-plot and providing internal roads. no development permission shall be issued to the owner or the person who has right to develop it. unless the said owner or person who has right to develop has applied and has got this land approved by the Competent Authority as a "Building Unit" and executes the all infrastructure facilities as specified by the Competent Authority.

Provided however that the Local Authority may postpone the enforcement of construction of pucca roads with footpaths including street light. trees. water supply lines. storm water drains. sewer lines. collection and disposals of solid waste. street lighting etc. to such future date as agreed to by the Local Authority upon the owner of occupier of the building units passing an undertaking to execute the work at his cost before the expiry of such future date in the form prescribed by the Local Authority.

10.1.2 AMALGAMATION AND/OR SUBDIVISION OF BUILDING UNIT WITH EXISTING STRUCTURES

Amalgamation or subdivision In case of existing building available on plot to be subdivided or amalgamated. than the existing building margin should be considered as per the laws. by which it was sanctioned.

10.2 INTERNAL BUILDING LAYOUT IN A BUILDING UNIT

In the case of a building unit which is intended to be developed with internal roads. buildings. and other structures. on development permission shall be issued to the owner or the person who has to develop it. unless the said owner or person who has right to develop has applied and has got the internal layout approved by the Competent Authority as per these Regulations.

10.3 LEVEL OF BUILDING UNIT

The general level of the building unit shall not be lower than the level of the crown of the road in front. Provided that in the case of plot. the level of which is lower than the crown of the road in front and which in the opinion of the Competent Authority could be drained off in the storm water drainage and sewer. the competent Authority may permit a suitable lower level.

10.4 REQUIREMENT OF ROAD WIDTH FOR 10.1 & 10.2

(i) The Authority shall not approve any layout either for sub-division or for amalgamation unless it fulfils all the following requirements.

The width of the internal roads in a layout for different purposes and the width of internal approaches for tenements and ownership tenement flats shall be regulated as

under :-

WIDTH OF ROADS IN GANTAL KRISHNANAGAR & SAPTESHWAR

Sr. No.	Area	Road Access length in Meters	Width of Road In meters
01	1. Gamtal	Up to 30.00	3.00
	2. Krishnanagar	Above 30 & up to 45	4.50
	3. Takhteshwer	Above 45 & up to 75	6.00
	Ward	Above 75 & up to 150	7.50
		Above 150	9.00

WIDTH OF ROADS FOR OTHER THAN ABOVE AREAS

Sr. No.	Road length	Width of Road In meters
1	Upto 75.00 mts.	6.00
2	Above 75 mts. and upto 150 mts.	7.50
3	Above 150 mts. and upto 300 mts.	9.00
4	Above 300 mts.	12.00

Provided that the decision of the authority shall be final in construsting the length of the road of for the purpose of determining the width if the road is in continuation with any private road in the adjoining estate or any public road continuous to the estate. the length of the adjoining road of public road as the case may be shall be added to the length of the road in question for the purpose of determining the width.

(ii) The shape of the plots. the junction of the roads. curves at the corners shall be designed as directed by the Authority.

NOTE :

- (1) Road Access for Residential. Commercial. Industrial as described in the above tables:
 - (a) Innternal road width shall be measured in length from the point of its origin to the next wider road it meets.
- (2) In the case of plot. surrounded on all sides by other plots. that is land lock plot which has no access to any street or road the Competent Authority may enforce access through and adjoining plots or plot which shall as far as possible be nearest to the street or roads to the land lock plots. at the cost of owner of the land lock plot and such other conditions as may be prescribed by the Competent Authority.
- (3) Where there is not town planning scheme the building unit plot abutting on Govt. nalia road minimum 6.0 mt. imaginary plot boundary shall be considered from the center of the nalia road and 4.5 mt. Margin shall be from this imaginary plot boundary subject to this regulation.
- (4) Provided that the decision of the competent authority shall be final in computing the length of the road for the purpose of determining the width: If the road is in the continuation with any private road in the adjoining estate or any public road continuation to the estate the length of the adjoining road or public road as the case may be shall be added to the length of the road in question for the purpose of determining the width.
- (5) The shape of the plots. the junction of the roads. curves at the corners shall be

designed as directed by the Competent Authority.

Curves at the junction : The curves shall be provided at the junction of roads as prescribed below :

- (a) 3.0 Mts. radius if the width of the road is 9.0 Mts. or less.
- (b) 4.5 Mts. radius if the width of the roads is more than 9.0 Mts. And up to 15.0Mts.
- (c) 6.0 Mts. radius if the width of the roads is exceeds 15 Mts.

Provided that at the junction of the roads. the width of the smaller road shall be taken into consideration in determining the radius of curvature.

- (6) The alignment of the internal road or roads shall be regulated to be in continuation of the public or private roads continuous to the applicant's plots. but in case of termination of an internal road or roads. 13.5 meter diameter turning circle or 12mts. 6 Mts. turning "I" shall be enforced.

Provided that this requirements may be waived if the length of such road does not exceed 110 Mt. in case of 7.5 Mts. wide road.

- (7) The level gradients. position of the services such as water supply lines. street lighting stom water drains. sewer lines. manholes. tree etc. shall be fixed as approved by the Competent Authority.
- (8) There shall be minimum 4.5 mt. Clear distance between two detached low rise building/structure.
- (9) In development area excluding town planning scheme area the width of one road shall be decided by the Competent Authority.
- (10) The development permission shall be regulated as per the proposed road network by the appropriate authority in the areas except T.P. scheme area and agricultural/zone.

10.5.1 FOR RESIDENTIAL DEVELOPMENT

The width of the approach from the street to the building shall be as follow.

Up to 15.0 mtr. Length	2.0 Mtr.
Above 15.0mtr. & up to 45.0 mtr.	3.0 Mtr.
Above 45.0 mtr.	As per these regulations

10.5.2 FOR OTHER THAN RESIDENTIAL USE

For use other than residential use. the width of the approach from the street to building shall not be less than 4.5 mts. in case of such approach is equal to or less than 15.00 mts. in length whereas in the case of approaches exceeding 15.00 mts. in length regular width of the road. prescribed in this regulation, shall be provided.

10.6 COMMON PLOT

Common Plot for the development of residential commercial industrial and subdivision of building units land shall be required as under.

(1) FOR RESIDENTIAL & COMMERCIAL USE :

- (a) In a building unit of 2000 sq.mts. or more in area. the common plot shall be

provided.

- (b) The minimum area of the common plot shall be 10% of the building unit and shall be provided preferably in a central place.
- (c) Common plot shall be provided in high rise building irrespective of area of building unit.

(2) FOR INDUSTRIAL USE :

- (a) No common plot shall be provided for building unit upto 5000 Sq.Mts.
- (b) In a building unit of more than 5000 Sq.Mts. and upto 20000 Sq.Mts. in area. the common plot shall be provided at the rate of 8% of the area of the building unit.
- (c) In a building unit of more than 20000 Sq.Mts. in area the common plot shall be provided at the rate of 1600 Sq.Mts. plus 5% of the area of the building unit in excess of 20000 sq.mts.

(3) OTHER THAN RESIDENTIAL COMMERCIAL & INDUSTRIAL

In a building unit of 2000 Sq.mts. or more in area the common plot shall be provided at the rate of 20% of plot area.

(4) GENERAL REQUIREMENT

- (1) The common plot area shall be exclusive of approaches. margins No Projection shall be permitted in common plot.
- (2) Minimum size of the common plot shall be 200 Sq. Mts. with no side less than 10.50 Mts.
- (3) 15% of the common plot be permitted for the construction of community building on ground floor. tube well rain water recharge well. electric sub station under ground water tank. over head water tank and water recharge well shall be permitted subject to margin as per these regulations and rest of the common plot shall be kept open.
- (4) The area of the common plot may be permitted to be sub-divided provided that the common plot has a minimum area of 200 Sq. Mts. with no sides less than 10.50 Mts.

Provided for a group housing (building with Ground floor plus two upper floors without hollow plinth). further sub-divisions of the common plot may be allowed by the Competent Authority.

- (5) The area of this common plot shall not be deducted for the consideration of Floor Space Index of a building unit.
- (6) (a) in the case of "all uses except residential" total common plot may be allowed to be used as parking space including drive-way and the aisles.
(b) In the case of residential use 50% of the total common plot may be allowed to be used as parking space including drive way and aisles.
- (7) In cases wherein lay out or subdivision of land is sanctioned with provision of required common plot Common plots shall not be insisted in case of sub division of such sub plots or amalgamation of such sub plots irrespective area.

10.7 MIXED DEVELOPMENT (LOW RISE AND HIGH-RISE)

In case of mixed Development of Low rise building & High rise building the F.S.I. shall be Computed on the basis of notional building unit form by subdivision by such notional plots boundary between low rise building and high rise building subject to other regulations. Such notional plot boundary means imaginary boundary from building after leaving the required margin.

10.8 LENGTH OF A BUILDING

The length of a building shall not be more than 150.00 mts. in any case In case of flats. apartments and institutional building where the length of building exceeds 50.00mts. in such cases through passage of 7.50 mts. in clear width and clear height of 6.00 mts. shall be provided at every 30.00 mts. intervals at ground level.

10.9. PERCOLATING WELL WITH RAIN WATER HARVESTING SYSTEM

For the area of building unit above 500.00 Sq.Mts. and up to 1500.00 Sq. Mts. the owner developer shall carry out water harvesting systems as specified by the authority.

In the case where the area of building unit exceeds 2500 Sq.mtrs. and up to 4000 sq.mt. owner developer has to provide construct percolating well in building unit and at the rate of one percolating well for every 4000 sq.mts. or part there area of building unit.

10.10 SOAK PIT

In the case where there is no drainage facilities available to the land to be developed. the owner developer shall provide septic tank. soak pit/soak well for disposal of sewage and waste water.

1. Septic tank/Soak pit/Soak well may be allowed in margin.
2. Structural safety certificate from the licensed structural engineer should be required for location of soak pit to avoid damage to structures as well as soak pit soak well septic tank.
3. General design and location criteria by considering local condition shall be in conformity with the general instructions as may be issued by competent authority from time to time