

11 SPECIAL DEVELOPMENT REQUIREMENTS FOR EXISTING OLD WALLED CITY AND GALTAL AREA

11.1 MINIMUM BUILDING UNIT

Minimum area of a building unit when subdivided shall be 18 Sq. Mts. with no side less than 3.00 Mts. in width. However this provision shall not be applied to the building units existing or sub divided and registered in the city survey records or approved by the competent authority prior to dated 01-01-1986.

11.2 ACCESS TO BUILDINGS

(1) Every person who erects a building shall provide as means of access to such building a clear pathway not less than 3.0 meters in width from street to the door of such building. in case of exiting pathway. the above provision shall not apply. such pathway shall be paved and shall always be kept open to sky and no projection or overhang shall be permitted over such pathways.

11.3 SET BACK

The set back of 3.0 mts from central line of exiting street shall be provided where is street has a width less than 6meters.

NOTE :

- i) The land left open as set back shall be deemed to be part of the street
- ii) No set back shall be required for the building unit of area up to 25sq. mtr...
- iii) The competetnt authorrity shall permit the F.S.I of any plot or a buildingunitonthe basis of its original area. if such land is prepared to releas the affected land for road widening or for constructin of new road without claiming any compensation thereof.

11.3.2 MARGINS

The margins shall be provided towards road sides as under

Width of street		Margin on Street
	1.	2.
(a)	Above 6.0 mts & Up to 12.00 mts.	1.5 mts
(b)	More than 12.00 mts.	2.0 mts.

11.4 OPEN SPACE

11.4.1 CHOWK AND OPEN AIR SPACE

(a) CHOWK :-

No person shall erect. construct or reconstruct or reconstruct from foundation or plinth a building more than 9 Mts. in depth from its front without providing an open space or chowk open to sky from plinth level for every 9 meters depth of the building.of at least 5.6 Sq.Mts. which may be reduced to a minimum of 3.0 Sq.Mts. with no side less than 1.5 Mts. case if the width of the property to be developed is 4.5 meters or less.

This shall not be applicable to a building having doors and windows opening at least on two sides over streets or open compound not less than 2.4 meters wide provided the depth does not exceed 18 meters.

(b) OPPEN AIR SPACE :-

Every open air space whether interior or exterior open air space shall not be less than the width prescribed in the following scale and may be provided at the plinth level or at the fioor level of every such room. Linear interpolation from a height not specified herein will be permitted.

Minimum width of open air space throughout (m)	Where height of building (above plinth adjoining the open air space) does not exceed (m)
3	7
4	10
5	13
6	16
7	20
8	24

Every such interior or exterior open air space. unless the latter is a street. shall be maintained for the benefit of such building exclusively and shall be entirely within the owner's own premises.

- (c) For the purpose of the above regulations the depth of the room shall not be more than three times the width of the room which abuts on the air space.
- (d) "If Open air space is provided with more than required open chowk. the additional area shall be counted towards the computation of F.S.I."

11.4.2 WATER CLOSET AND BATHROOM

At least one of the walls shall have a opening of minimum 0.25 Sq.Mts. upon a minimum 0.9 Mts. wide open space or upon a verandah not less than 1.5 Mts. wide opening to air space as per regulation on one side.

11.4.3 OPEN SPACE TO BE OPEN TO SKY :

Every open space whether exterior or interior. shall be kept free from any erection thereon and shall be kept open to sky Every such open space or chowk shall have suitable and sufficient access. No open drain except for rain water. shall be constructed in any open space required by these regulations. No construction work on a building shall be allowed if such work operates to reduce an open air space of any other adjoining building belonging to the same. owner to an extent less than what is prescribed by any of these regulations in force at the time of the proposed work to further reduce such open space if it is already less than what is prescribed.

11.5 HEIGHT OF BUILDING

The height of building shall not exceed twice the width of the abutting road plus the setback provided at ground level required as per these regulations.

Provided than in case of building unit abutting on more than one road with different widths. the maximum height shall be twice the width of wider road from the regular level of street.

Provided the portion of setback on which the projection is made shall not be computed towards the width of the street.

In case of building situated in Chowk, Falia, Khadki, the height of building shall not exceed

twice the width of the road leading to such Chowk, Falia or Khadki whichever is less. Provided that the height of stair-case cabin, water storage tank, parapet, lift well and lift cabin with machine-room over it as per the requirement of Lift Inspector, shall not be taken into consideration in determining the total height of the building, provided the height of each does not exceed 2.4 Meters In case of Machine- Room height shall be as per the requirement of lift Inspector.

Notwithstanding any restriction contained in the above regulation 7.00 mtr. height shall be permitted for residential use.

EXPLANATION

Height in the above regulation, shall be measured from the road level/plot level whichever is higher, to the highest point in the building excluding the parapet and not exceeding 1.5 mt.

11.6 PROJECTIONS ON SET BACKS

11.6.1 WEATHER SHED :

In any marginal open space, weather sheds projections shall be permitted up to 0.60 Mts. at the height of 2.0 Mts. from the floor level. However it shall not be allowed to be covered in any case so as to add to the usable floor area.

11.6.2 DOOR/WINDOW SHUTTERS AND STEPS

- (1) No shutters of any doors or windows of any building shall be allowed to open on the street.
- (2) Projections of steps shall not be permitted on set-backs, streets or roads.

11.6.3 CELLAR

No cellar shall be permitted within required set back area. All-round margin of 1.5 Mts. shall have to be kept from adjoining property for construction of cellar.

11.6.4 PLINTH

Minimum plinth height of 0.45 mts. from ground level shall be provided.

11.7 FLOOR SPACE INDEX AND MAXIMUM PERMISSIBLE BUILT UP AREA

The maximum permissible built-up area and F.S.I. of a building unit shall be subject to the limitations prescribed in the following table.

Sr. No.	Building Unit in Sq. Mts.	Maximum permissible built up area on Ground Floor	Maximum permissible FSI
01	Up to 250	85%	2
02	Above 250 & up to 500	75% or 212.5 Sq. Mtr. whichever is more	2

NOTE :

The F.S.I. and built-up area under these Regulations shall prevail over the F.S.I. and built up area prescribed in T.P. Schemes within and outside Gamtal area if any in case of conflict.

11.7.1 RELAXATION IN F.S.I.

The Competent Authority shall permit the F.S.I. of any plot or a building unit on the basis of its original area. if the owner of such a land is prepared to release the effected land by road widening or for construction of new road without claiming any compensation thereof. The minimum setback shall be provided from road line subject to other regulations including 11.5.

11.8 PERMISSIBLE USES

The development of a building unit shall be regulated accroding to the width of the road on which it abuts. subject to use zone as below .

(A) USES NOT PERMISSIBLE

Road With	Uses not permissible
a) Above 15 mts.	NII
b) Above 6.00 mtr. and up to 15.mtr.	High Rise Buildings
c) Up to 6.00 mtr.	All users except low rise residential building to 10 Mtr. height

(B) USES PERMISSIBLE FOR COMMERCIAL DEVELOPMENT

ROAD WITH	FLOOR
1) Below 6 mts.	Nil
2) 6 mtr. and below 9 mtr.	GROUND FLOOR
3) 9 mtr. & below 12 mtr.	GROUND & FIRST FLOOR
4) 12 mtr. & above	ALL FLOORS

NOTE :

Provided that these regulations shall not be applicable for authorised existing uses prior to these reulations

11.9 PARKING

Shall be provided as prescribed in Chapter 19 of these regulations. In the Case of authorised Buildig Unit upto 60.00 sq. mts. area the packing shall not be required Authorised Building Unit means. the building unit having area upto 60.00 sq. mts. approved before the submisson Revised Draft Development Plan.

11.10 Addition to existing structures

The addition to any existing structure shall satisfy the following provision.

An addition that is not structurally independent from an structure shall be designed and constructed such that the entire structure conforms to the seismic force resistance requirements for new structures unless the following conditions are complied with.

- i) The addition shall comply with the requirements for new structures.
- ii) The addition shall not increase the seismic forces in any structural element of the existing structure by more than 5% unless the capacity of the element subject to the increased force is still in compliance with IS: 1893. and
- iii) The addition shall not decrease the seismic resistance of any structural element of existing structure unless reduced resistance is equal to or greater than that required for new structures.