

15 DEVELOPMENT OF LOW COST HOUSING

SCOPE :

These regulations shall be applicable to development of schemes for socially and economically backward class of people for economically weaker section of the society and for low cost housing only undertaken by public agencies, co-operative societies Government or Semi Government bodies. Registered Developers.

15.1 PLANNING :

The type of development for housing for socially backward class of people and for low cost housing block development as group housing.

- (i) The maximum permissible density in Dwelling shall be 225 dwelling per hectore
- (ii) The minimum and the maximum plot size shall be between 18 sq.mts. and 40 sq.mts. respectively with built up area not exceeding 70% of the plot area leaving rear margin of 1.5 mts.
- (iii) The minimum frontage of plot shall be 3.0 mts. in width.
- (iv) At every 20 such continuous plot 2.0 mts. wide space open to sky shall be provided.
- (v) The maximum numbers of stories in a building construction on the plot shall be ground plus one upper storey only.
- (vi) Common plot at the rate of 10% percent of the area of the plot land developed shall be provided for open space community open space which shall be exclusive of approach roads path ways or margins.

15.2 GENERAL BUILDING REQUIREMENTS :

- (1) The minimum height of the plinth shall be 30 cms. from the top surface of approach road or path way.
- (2) The maximum floor space index permissible shall be 1.8.
- (3) (a) The size of living room bed room shall not be less than 8 sq.mts. with minimum width of 2.4 mts.
 - (b)(i) Size of independent bath-room and w.c. shall be 0.9 sq.mts. with minimum width of 0.9 mts. each.
 - (ii) Size of combined bath room and w.c. shall be 1.8 sq.mts. with minimum width of 1 mts.
- (4) (i) The minimum height of room shall be as under :-

Living room	:	2.4 mts.
Kitchen room	:	2.4 mts.
Bath w.c.	:	2.1 mts.
Corridor	:	2.1 mts.

 - (ii) In case of the slopping roof the average height of the roof shall be 2.1 mts. and the minimum height of the eaves shall be 2.4 mts.
 - (iii) The minimum slopes of the slopping roof shall be 30" for G.I. sheets asbestosm sheets or tiled roof while for R.C.C. sloping roof the minimum slop shall be 12".

(5) The opening through windows ventilators and other opening for light and ventilation shall be as under :

(i) One tenth of the room floor area.

(ii) For w.c. and bath not less than 0.2 sq.mts.

The width of stair case shall be 0.75 mts. minimum the maximum height of the riser shall be 20. cms. The minimum width of the tread shall be 22.5 cms. The minimum clear head roof of the stair case shall be 2.10 mts.

(iii) There shall be one staircase for every 12 (twelve) dwelling units or part thereof.

15.3 ROADS AND PATH WAYS :

(i) The area under the roads and pathways in such housing project shall normally not exceed 20 percent of the total area of the project.

(ii) Access to the dwelling units where motorised vehicles are not normally expected shall be by means of paved foot paths with right of way of 6 mts. and pathways of 2 mts. only The right of way shall be adequate to allow for plying of emergency vehicles and also for side drains and plantation.

(iii) Where motorable access ways are not provided and pedestrian path ways are provided the minimum width of such path way shall be 4.0 mts. which shall not exceed 50 mts. in length.

15.4 MINIMUM REQUIRED : ACCOMMODATION

(i) The minimum accommodation provided in every dwelling unit shall be one living room and a w.c. where there is a drainage system the agency developing the area shall install and maintain the internal drainage system where there is no drainage system the individual soak-pit shall be provided as per provision of National Building Code.

(ii) The loft provided in the room shall not cover more than 30% of the floor area of the room.

15.4 STRUCTURAL REQUIREMENTS :

(i) Load bearing walls of the building shall be of Brick stone or pre cast block in any mortar in the case of R.C.C. framed structure or wooden framed structure filler walls may be suitable local materials.

(ii) Roof of the building shall be of galvanized iron sheets. asbestos sheet tiles roof or R.C.C. roof in the case of upper storied buildings middle floor shall be of wooden or R.C.C. and rest as per choice.

(iii) Doors and windows of building shall be of any material.

(ii) Rest of work of building shall be as per locally available resources and as per choice.

(iii) For structural safety and services Regulations 18.4 and 18.5 (1) shall be applicable.

15(A) PROVISIONS FOR SPECIAL DEVELOPMENTS

15(A).1 REGULATION FOR EXISTING SLUM REDEVELOPMENT REHABILITATION SCHEMES ON SELF FINANCING BASIS :

15(A).1.1 DEFINITION OF SLUM :

Slum means an Area which contains sheds. Huts constructed Principally of wood. mud. leaves. grass. cloth or thatch and includes any temporary structures of whatever size and any small building of whatever material made. intended primarily for human habitation.

15(A).1.2 REDEVELOPMENT/REHABILITATION OF EXISTING SLUM :

These regulations shall apply to all building unit lands/plots or part portion of building units lands/plots on which slums are existing as per the 1991 census as the case may be and/or plots being processed for slum upgradation, redevelopment, rehabilitation.

- (1) Redevelopment of building units lands/plots on which slums are existing as per the 1991 census shall be permitted for the rehabilitation of the slum dwellers through the owner of such land or their authorised agents/developers as approved by the Competent Authority by permitting redevelopment for slum dwellers.
- (2) All eligible slum dwellers residing on the building unit/land/plot to be redeveloped shall have to be accommodated on the same plot.
- (3) DP/Tp Roads abutting such building unit/plots may also be cleared of existing slums by owners of such land by providing them accommodation in the scheme.
- (4) In any such scheme. area of existing commercial user shall be permitted.
- (5) The names of all eligible slum dwellers shall be duly certified by the competent authority.
- (6) Each hutment dweller personally (or his legal heir) residing as per record in 1991 census shall get the benefit or rehabilitation.
- (7) The owners/authorised developer shall organize all the eligible hutment dwellers into a Registered Co-Op. Housing Society or an Registered Association.
- (8) The owners /authorised developers shall grant a unit of minimum built-up area of 20 Sq. Mts. subject to minimum 14.00 sq. mts. carpet area only in low-Rise Buildings to each of the eligible slum dweller.
- (9) The 14.00 sq. mts. carpet area of the dwelling unit shall includes a multipurpose room cooking space. and a w.c. but shall not include common areas. such as stairs passages etc. The rehabilitation unit shall be completed with water supply. drainage and electricity.
- (10) The permissible F.S.I. for the remaining plot shall be on the basis of Gross Building unit Plot land area with addition F.S.I. of 0.50 of the F.S.I. consumed for eligible slum dwellers.
- (11) Allotment and admimisteration by lot system of new unit to all elight sulm dwellers. beneticaries shall be done owner developerised agent.
- (12) If in case it is necessary to Shift some or all hutment dwellers necessitate the new construction transit accommodaton facilty shall be offered by the owners aut horised devloper at his cost and the occupants shall have the vacate the slums and shall have move to the transit accommodation.
- (13) The Owners authorised devlopers shall prepare a subdivision layout plan for the entire land occupied by the hutment dwellers distinctly showing on the plan accommodation/building for eligible hutment slum dwellers and accommodation buildings for commercial sale and submit plans and other documents as may necessary to enable the competent authority to approve the subdivsion plans and buildings plans for both.
- (14) The owner authority devlopers shall transfer the absolute right ownership right free from all

encumbrance of proposed construction of rehabilitation until including their absolute rights in the part of land set apart for the rehabilitation to registered CO-OP Housing Society / Association of Slum. Hutment dwellers without any consideration. The owner/authorised developer shall have absolute rights of ownership of balance land and shall be entitled to develop such balance land.

- (15) Possession and ownership of newly constructed unit for slum dweller under rehabilitation. rehabilitation scheme shall be given only after the hutment dweller has relinquished all the rights in original hut and the land below it, as well as has peacefully handed over the possession of transit facility and paid all the dues. Each hutment dweller shall thus become virtual owner of his allotted dwelling unit through his membership of Co.-Op. Society Association.
- (16) The allottee who has been given the rehabilitation unit shall not alienate the unit or transfer it to anybody else (except the legal heirs) for a period of ten years from the date of taking over possession without prior permission of competent authority.
- (17) The Co-Op. housing Society Association of the hutment dwellers at their cost shall manage and maintain the common facilities and amenities provided within the area transferred to the society association and also shall be responsible for maintaining common amenity and services and also pay the Govt. and Municipal Taxes, applicable from time to time.
- (18) The possession of the dwelling units in remaining Building unit land shall be permitted only after the completion and handing over the possession of rehabilitation dwelling units to all eligible slum dwellers.
- (19) The above regulations shall be subject to all other regulations of the GDCR and development plan and in case of any conflict between the above regulations and that of the GDCR and or the Development Plan, the latter shall prevail.
- (20) In case of slum rehabilitation project, eligible slum dwellers agree upon to rehabilitate in other building unit land, the complete project shall have to be approved by the authority.

15(A).2 GROUP HOUSING

Group housing having 10 or more than 10 dwelling units having maximum built up to 50.00 Sq. Mts. of each dwelling unit shall be permissible subject to these regulations and the following provisions :

- (i) Only ground plus two floor structure without hollow plinth.
- (ii) Minimum size of building unit 4000 Sq. Mts.
- (iii) Road side margins shall be as per these regulations Other than road side margins shall be 2.25 mts. Distance between two buildings shall be 4.5 mts.
- (iv) Maximum height of the building shall be 10 mts.
- (v) Maximum permissible built up area shall be 60%.
- (vi) Sub division of common plot may be allowed by the competent authority with no side less than 10.50 mt. of such sub divided common plot. Margin from the common plot shall be minimum of 2.0 mts. One common plot of minimum of 300 sq. mts. shall be provided.
- (vii) The minimum one approach road shall be provided as per the regulation no. 10.4 and or as decided by competent Authority Other internal width of the road shall be 2.4 meters.