
PART III
Appendix A
Planning and Development Control

A.1 Scope

In absence of planning and zoning code in the national level, this Appendix states certain planning guidelines for development control and for environmental and human safety. The guidelines formulated in this Appendix are suggestive.

A.2 Land Use Classification

Land is a finite resource. An integrated and hierarchical planning from national to local level of this resource is essential to identify and use its potential in compliance with the National Land Use Policy.

Every city, township, municipality or other settlements shall have planning and zoning regulations administered by the authority having jurisdiction to guide the existing and future developments of that settlement in compliance with the National Land Use Policy and with local or regional master planning. Any land-use planning shall clearly classify the following uses:

- (a) Permitted land use
- (b) Conditionally permitted land-use and
- (c) Restricted land use

Any such plan shall also include the preservation of open spaces and water bodies as part of the land use planning.

A.3 General Guidelines For Residential Density Planning

A.3.1 Control of residential density is a fundamental component of effective land use planning, as the relative distribution of population has major implications for all other provisions. In determining Residential density, a coherent view should be considered to achieve integrated land-use, transport, environmental and infrastructural planning.

A.3.2 Along with this integrated approach, the following factors shall also guide the residential density:

- (a) A hierarchy of residential densities should be maintained to ensure diversity of housing needs.
- (b) Residential density of an area shall correspond to the capacity of existing and planned infrastructure and environmental features of that area.

- (c) Densities should be planned in such a way that encourage public transport and reduce travel demand.
- (d) For large cities higher densities around stations and interchanges of rail based public transport system may be encouraged to reduce reliance on road based public transport system.
- (e) Since higher density residential development near high capacity transportation system creates pressure on urban land use planning, careful environmental planning with definitive environmental objectives shall be there for such instances.
- (f) To protect environmentally sensitive areas or areas of historical importance, a low density residential development should be proposed where and as necessary.
- (g) In heavily built up areas such as old towns, provision of Transfer of Development Rights (TDR) could be implemented to control over-crowding.

A.3.3 The maximum allowable density of a residential development shall be guided by the Planning Guidelines for a zone or area or locality or township which shall be prepared under and administered by the authority having jurisdiction. Floor Area Ratio (FAR) for any development shall comply with any such planning guidelines. Where such density guideline is not available, the maximum allowable density for a residential development shall be 175 units per hectare.

A.4 General Planning Guidelines For Open Space Requirements

In a high density context like ours, pressure on land is extreme. Preserving open spaces and maintaining environmental balance become a priority in this context. In any planning process, open space must be planned as a land use in its own right and not as the remainder after providing other land uses. The hierarchy of Recreational open spaces in planning settlements may be as following:

- (a) Local Open Space
- (b) Ward Open Space
- (c) Regional Open Space

Authorities having jurisdiction shall determine the extent of the terms ‘local’, ‘ward’ and ‘region’ on the basis of governance structure and the master planning for any particular area. However, in developing any area layout as specified in Sec A.5.2 of this Appendix, provisions for Local open space should be applicable. All open spaces in this hierarchy should act as a connected component of an open space network. The following paragraphs indicate few guidelines on location and space requirements for such open spaces.

A.4.1 Every locality should have Local Open Space which is required to meet primarily the passive recreational needs (e.g. outdoor sitting, jogging/ walking tracks, playgrounds for children etc.) of the population. Such spaces should be located either within the residential neighborhood or somewhere centrally to serve a wider area of more than one neighborhood. Considering the projected future population of a locality, a minimum requirement of 1 m² of Local open space per locality occupant should be allotted. Where possible such open spaces should be at least 500 m².

A.4.2 Every ward in a city or town or union should have Ward Open Space which is required to meet the active recreational needs (e.g. standard facilities for sports) and passive recreational needs of the ward population. Considering the projected future population of a Ward, a minimum requirement of 1 m² Ward Open Space per Ward occupant should be allotted. Where possible such open spaces should be at least 10,000 m² (1 hectare).

A.4.3 Every region should have Regional Open Space which is required to meet wider recreational needs of the population that cannot be served by local or ward open spaces. In metropolitan areas, Ward Open Space may supplement for 50 percent of the Regional Open Space requirement. Conscious planning effort are needed to create/ designate and/ or preserve 'Regional Open Spaces' located close to major public transport routes, taking advantage of natural landscape, waterfront, hill views, forest areas and/or views to special features that may draw visitors from all around. Where possible such open spaces should be at least 50,000 m² (5 hectare).

A.5 Community Open Space And Amenities

Every plot as specified in Sections A.5.1 and A.5.2 shall have community open space which is required to meet primarily the passive recreational needs (e.g. outdoor sitting, jogging/walking tracks, playgrounds for children etc.) of the population. Such spaces shall be located within the plot boundary. Considering the types of development, the following minimum requirements of community open space and amenities shall be applicable as per guideline of Sections A.5.1 and A.5.2 of this Appendix.

A.5.1 Community Space for a Single Tall Building or Group of Buildings In a Plot

For all residential or residential-cum-business buildings having ten or more storeys, or for all plots on which more than one residential or residential-cum-business buildings are constructed, community built space at the rate of 5 percent of the total floor area shall be provided within the building for use of the occupants of the building solely. Roofs of such buildings shall not be considered as community open spaces.

For residential or residential-cum-business plots measuring more than 0.1 hectare, 10 percent of the area of land or 1 m² per occupant of the plot, whichever is larger, shall be left vacant to be used as children's playground. This playground shall be contiguous and shall have a length not exceeding 2.5 times its width. The playground may extend into the mandatory open space of the plot.

Open space and amenities for residential or residential-cum-business plots measuring more than 0.4 hectare shall be as per guidelines of Sec A.5.2 of this Chapter.

A.5.2 Community Open Space and Amenities in Area Layouts

(a) Residential or Business Areas

In dividing any land measuring a total of 0.4 hectares or more into residential or business plots, community open spaces and amenities shall be reserved for recreational, educational, health care and other purposes depending on the size of the population for which the layout is planned. For planning such open spaces and amenities the guidelines of Sec A.4 of this Appendix and Sec B.3 of Appendix B shall be applicable.

(b) Industrial Areas

In dividing any land measuring a total of 1 hectare or more into industrial plots, 5 percent of the total land area shall be reserved as amenity open space which shall be used as lawn, park or garden. The minimum size of such open space shall be 600 m². When the area of the open space exceeds 1000 m², the area of land in excess of 1000 m² can be used for the construction of buildings for banks, clinics, welfare centers and other common facilities for use of the persons working in the industries.

A.6 Plot Size

Plot divisions and plot sizes are part of integrated planning decision of detail area plan and shall be determined by the Area Development Authority having jurisdiction. Where no such guideline exists or yet to be undertaken, the following criteria mentioned in Sections A.6.1 to A.6.8 regarding plot size shall be applicable.

A.6.1 Residential Plots

- (a) For any future development, the minimum size of the plot for Occupancy A1, A2 and A3 shall be 66 m², 133 m² and 200 m² respectively.

The sizes of the plots and the corresponding minimum widths of road frontage of the plots shall be as specified in Table 3.A.1 provided that:

- (i) Plots accessible by link roads shall be considered to have a frontage equal to the width of the link road, and
- (ii) Plots of irregular shape abutting the road shall be considered to have a frontage equal to their average width parallel to the road.

- (b) The limitations of plot sizes and frontages imposed in Sec A.6.1 (a) above may be waived for approved affordable housing including site and service schemes. Guidelines governing the planning and design of such housing are given in Appendix B.
- (c) The minimum size of the plot for a group housing development scheme and other special requirements for group housing developments shall be as specified or approved by the respective city development authority.
- (d) For minimum standard transitional housing, government may allow smaller plots following the guidelines mentioned in Appendix B.

Table 3.A.1: Minimum Frontage of Residential Plot

Type of Residential Development	Plot Size (m ²)	Minimum Frontage (m)
Approved row type houses	66 (Minimum size)	4.5
	Over 66 to below 133	8
Semi-detached houses	133 (Minimum size)	8
	Over 133 to 200	8-10
	Over 200 to 267	10-12
	Over 267 to 334	12
Detached	Over 267 to 334	12
	Over 335 to 669	16
	Over 669	24

Note: For plot sizes larger than 133 m² detached house type may be allowed provided that the site frontage is 12 m or more

A.6.2 Plots for Educational Buildings

The minimum size of plot for educational buildings shall be based on occupant capacity and shall be at the rate of 4 m² per pupil or occupant. With exception for nursery school the minimum plot size required for educational purpose shall be 3950 m² (see Appendix B).

A.6.3 Plots for Assembly Halls, Theatres, Cinema

The minimum size of plot for assembly halls, theatres, cinema halls and other similar buildings where people gather for entertainment or other public functions shall be based on the seating capacity of the building and shall be at the rate of 3 m² per seat. Table 3.A.2 shows the minimum plot size for such function:

Table 3.A.2: Plot Sizes for Assembly Occupancy

Sub-Category	Nature of Use or Occupancy	Minimum Plot Size
I1	Large assembly with fixed seats (1000 seats or more)	3000 m ²
I2	Small assembly with fixed seats (less than 1000 seats)	3 m ² per seated person
I3	Large assembly without fixed seats (300 or more occupants)	900 m ²
I4	Small assembly without fixed seats (less than 300 seats)	3 m ² per seated person
I5	Sports facilities	Related to event and spectator capacity

A.6.4 Plots for Community Centers

The size of plot for rural or urban community centers shall be not less than 1300 m² and commensurate with the size of the community.

A.6.5 Business and Mercantile Plots

The minimum size of a business and mercantile plot shall be 200 m² and its road frontage width shall not be less than 10 m.

A.6.6 Industrial Plots

The minimum size of an industrial plot shall be 300 m² and its road frontage width shall not be less than 15 m.

A.6.7 Petrol Filling Stations

The minimum size of the plot for a petrol filling station without service bay or repair workshop shall be 500 m² and its road frontage width shall not be less than 30 m. The minimum size of the plot for a petrol filling station with service bay but without repair workshop shall be 1100 m² and its road frontage width shall not be less than 30 m.

A.6.8 Plots for Other Uses

The minimum sizes of plots for buildings for uses other than those mentioned in Sections A.6.1 to A.6.7 shall be as determined by the Authority having jurisdiction.

PART III
Appendix B
Guidelines for Minimum Standard Housing Development

B.1 General

B.1.1 Government bodies or public agencies may designate an area in the master plan for the development of Mass Housing Projects. Generally all such development shall be known as Minimum Standard Housing, which shall be broadly categorized into the following two categories: a) Minimum Standard Community Housing and b) Minimum Standard Transitional Housing. Requirements for master plan and dwelling units in such projects shall have special provisions depending upon the category of development mentioned above.

The guidelines of this Appendix cover the planning and the general building requirements of all such Minimum Standard Housing developments.

B.1.2 A minimum standard community housing is a housing that confirms to the basic minimum requirement regarding dwelling units, community and other facilities according to the provision of this Code. Requirements for community facilities in these housings shall depend upon the size and scale of the community (Sec B.4.2). Dwelling units in all such developments shall be classified as Occupancy A1, A2, A3 or Mixed Occupancy depending upon the type of development (Sec B.3) and degree of mixing with other occupancies within the same structure.

B.1.3 Minimum Standard Transitional Housings are housing facilities on a transient basis before providing its inhabitants with Minimum Standard Community Housing. Ensuring safety, health and sanitation requirements shall be the primary obligation for such housing. Since, it may not be convenient or practicable for the planning and dwelling units in such projects to be in full compliance with all the requirements of this Code, a few exemptions have been made for all such housings in the following Sections of this Appendix. All Transitional Housing, irrespective of its type of development shall be group housing. Dwelling units in a transitional housing shall be classified as Occupancy A3, A4 or Mixed Occupancy depending upon the type of development and degree of mixing with other occupancies within the same structure.

B.1.4 Only government bodies or public agencies should be responsible for planning the number and location of the settlements in an approved master plan following the density guidelines of Appendix A and the layout of units within the settlement. The guidelines of this Appendix regarding layout planning are applicable to government bodies or public agencies responsible for such planning.

B.1.5 The guidelines and requirements regarding design and construction of buildings for minimum standard housing in approved layouts are applicable to all government bodies, public agencies, private developers or individual owners who undertake such constructions.