

## PART III

### Appendix C

#### Special Requirements of Cluster Planning for Housing

#### C.1 General

These guidelines cover the planning and general building requirements of different housing developments in cluster typologies as referred in Appendix B. These requirements are applicable to all housing projects of this type taken up by public, private or co-operative agencies.

All cluster housing typologies shall fulfill the criteria regarding minimum area and width requirement of each habitable and non-habitable room as specified by this Code. The construction classification for Cluster Housing shall be of protected type.

#### C.2 Cluster Typology

##### C.2.1 Cluster Type Development

Cluster type development (Figure 3.C.1), as a housing form, is suitable for accommodating low to moderate density of population. However with smaller plot size, it can also attain high density situation as may happen for Transitional Housing.

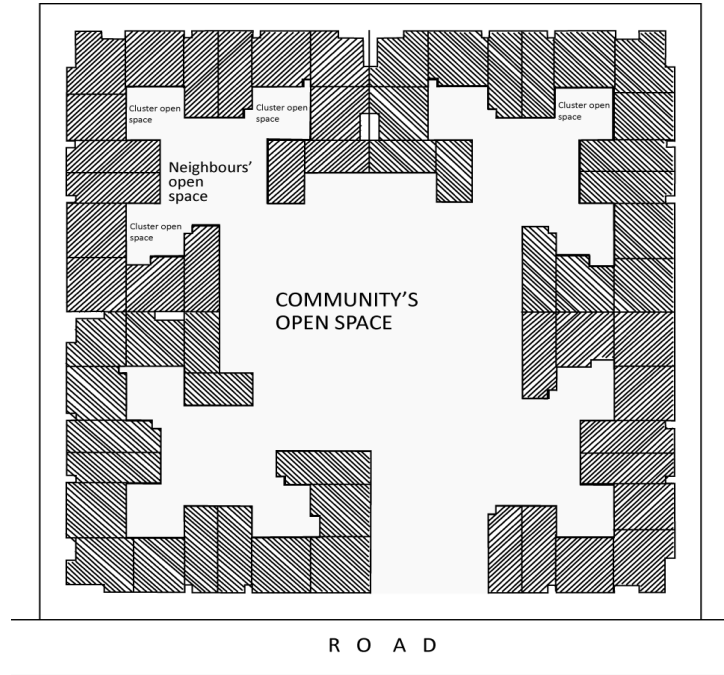


Figure 3.C.1 Cluster type Housing

### C.2.2 Examples of Cluster Typologies

- (a) Back-to-Back Cluster—Clusters when joined back to back and/or on sides (Figure 3.C.2).
- (b) Closed Clusters—Clusters with only one common entry into cluster open space (Figure 3.C.3).
- (c) ‘Cul-de-sac’ Cluster—Plots/dwelling units when located along a pedestrianized or vehicular ‘cul-de-sac’ road (Figure 3.C.4).

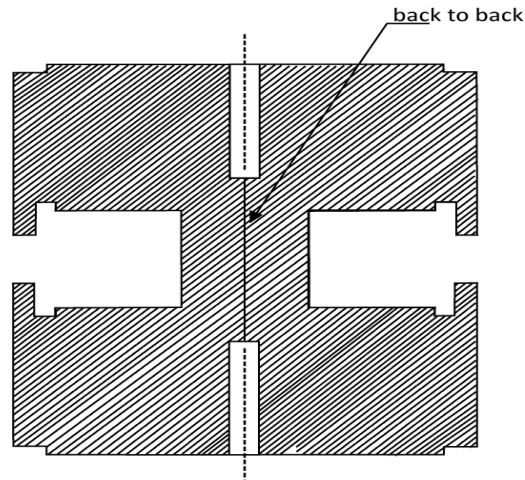


Figure 3.C.2 Back to back cluster

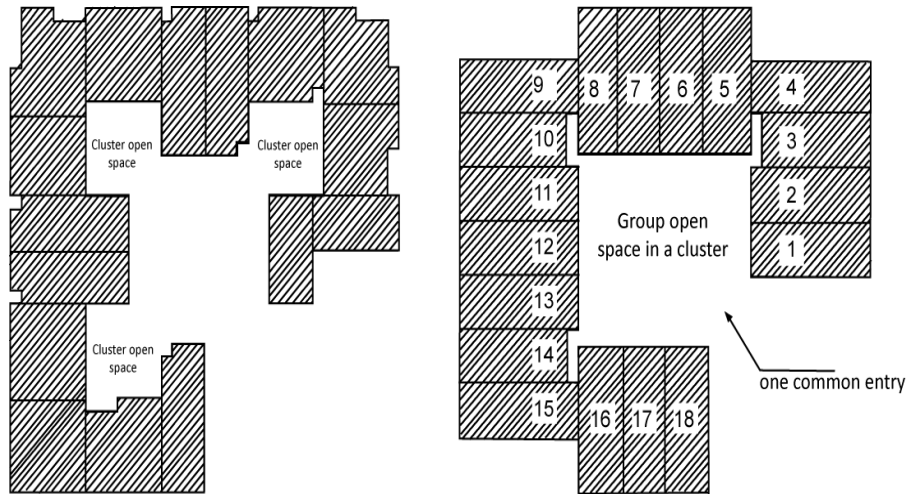


Figure 3.C.3 Closed cluster

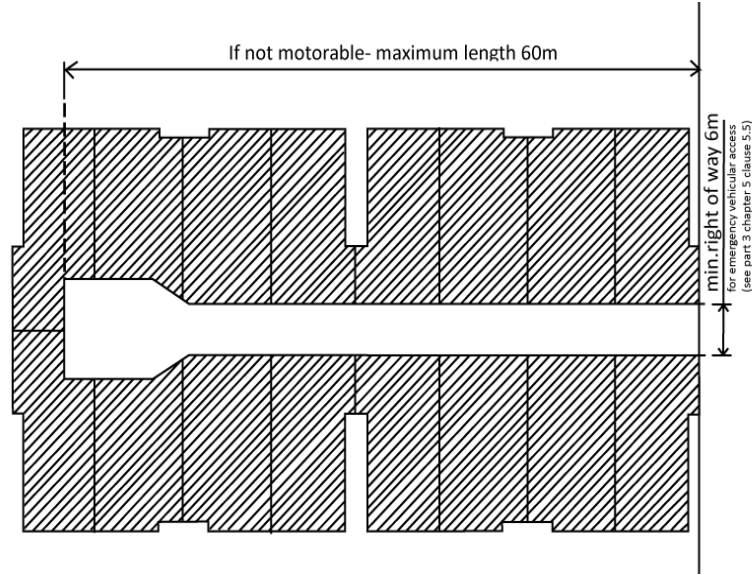


Figure 3.C.4 Cul-de-sac cluster

### C.2.3 Plot Size

In an integrated cluster planning, the minimum plot size shall comply with the guidelines set in Appendix B (including transitional housing).

### C.2.4 Community Facilities

All such housing shall be provided with the requirement of neighbourhood and community facilities required for the population. In such cases, the authority may allow a FAR of 2.00 with 100 percent ground coverage provided that the basic natural lighting and ventilation criteria is met through the two exterior sides, both having exposure to the adjacent neighbourhood spaces.

### C.2.5 Group Housing

Group housing may be permitted in the form of cluster housing. However, dwelling units with plinth areas up to 20 m<sup>2</sup> should have scope for adding a habitable room. Group housing in a cluster should not be more than 15 m in height.

### C.2.6 Size of Cluster

In single to two-storeyed structures not more than 20 houses should be grouped in a cluster. Clusters with more dwelling units may create problem relating to identity, encroachment and maintenance.

**C.2.7 Size of Cluster Open Space**

Minimum dimensions of width of open spaces shall be not less than 6 m or 3/4<sup>th</sup> of the height of buildings along the cluster open space, whichever is higher. The area of such cluster court shall not be less than 36 m<sup>2</sup>. Group housing around a cluster open space should not be more than 15 m in height.

**C.2.8 Setbacks**

In any cluster type development at least two sides of each individual dwelling shall have exterior walls and opening. No setback is required in other two sides of such developments. However for compliance of natural lighting and ventilation with this code, light well and ventilation well may be used within a cluster plot.

**C.2.9 Right to Build in Sky**

Pedestrian paths and vehicular access roads to clusters separating two adjacent clusters may be bridged to provide additional dwelling units. While bridging the pedestrian path way minimum clearance should be one storey height; length of such bridging should be not more than two dwelling units. While bridging the vehicular access roads minimum clearance from ground level shall be 6 m with a vertical clearance of 5 m.

**C.2.10 Vehicular Access**

A right of way of at least 6 m width with a vertical clearance of 5 m shall be provided up to the entrance to the cluster to facilitate emergency vehicle movement up to cluster.

**C.2.11 Pedestrian Paths**

Minimum width of pedestrian paths shall be 3 m.

**C.2.12 Width of Access between Two Clusters**

Built area of dwelling unit within cluster shall have no setbacks from the path or road, space. Hence, the height of the building along the pathway or roads shall be not less than 60 percent of the height of the adjacent building subject to minimum of 3 m in case of pathway and 6 m in case of vehicular access.

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**C.2.13 Density**

Transitional housing shall result in higher densities with low rise structures.

For a minimum standard housing with one habitable room, one kitchen and one two-fixture toilet and the required enclosure walls as per provision of this Code, a minimum dwelling unit of 23.81 m<sup>2</sup> is required. However for transitional housing, the size of dwelling units may be reduced up to 18.5 m<sup>2</sup> to increase density. In all such transitional housing a maximum allowable density shall follow the density guidelines of Appendix B.

**C.2.14 Group Toilet for Transitional Housing**

Transitional housing may have group toilets at the rate of one water closet, one bath and a washing place in three separate chambers per three families. These shall not be community toilets, as keys to these toilets shall be only with these three families, making them solely responsible for the maintenance and upkeep of these toilets.

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**C.3 Other Requirements****C.3.1 Requirements of Building Design**

With the exception of clauses mentioned above, requirements of building will be governed by the provision of this Code and good practice. Requirements of fire safety, structural design, building services and plumbing services shall be as specified in this Code.

**PART III**  
**Appendix D**  
**Universal Accessibility**

### **D.1 Scope**

The aim of this Appendix is to set out the fundamental design and construction requirements and guidelines for different occupancy types, accessible to persons with permanent or temporary disabilities. The requirements and guidelines should be applicable for all buildings and facilities as shown in Table 3.D.1 for emergency evacuation provisions of Part 4 shall be applicable.

### **D.2 Terminologies**

#### **D.2.1 Definitions**

For the purpose of this Part of the Code, the definitions/terminologies below shall be applicable:

|                                                         |                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ACCESSIBLE/<br>ADAPTABLE<br>WASHROOM                    | Refers to a compartment with a water closet, wash basin, grab bars and other essential washroom accessories and with clear floor spaces at fixtures as per provision of this Code which a wheel chair user or any other person with disability can avail with ease and safety. |
| ACCESSIBLE/<br>ADAPTABLE<br>WATER CLOSET<br>COMPARTMENT | Refers to a compartment with adequate maneuvering space as per provision of this Code having a single water closet with grab bars installed to assist persons with disabilities.                                                                                               |
| ACCESSIBILITY                                           | See Part 3 Chapter 1 definition.                                                                                                                                                                                                                                               |
| ACCESSIBLE<br>RAMP                                      | See Part 3 Chapter 1 definition.                                                                                                                                                                                                                                               |
| ACCESSIBILITY<br>ROUTE                                  | See Part 3 Chapter 1 definition.                                                                                                                                                                                                                                               |
| ADAPTABLE                                               | See Part 3 Chapter 1 definition.                                                                                                                                                                                                                                               |
| AMBULANT<br>DISABLED                                    | Refers to any person who, with the help of prostheses (artificial limbs)/ orthotic/ crutches/canes/ sticks or any other walking aid, is able to walk on level plain or suitably graded steps with handrails complying the provision of this Code.                              |