

## CHAPTER 8: DEVELOPMENT CONTROL REGULATIONS

### 8.1 Introduction

The Development Control Regulations shall be applicable to regulate an orderly growth of the Smart city ABD area in accordance with the development policies and land use proposals as contained in the ABD area Detail plan prepared under Smart City Mission by the Gov. of India. It is a set of systematic approach of regulations to decide the true interpretation of the plan proposals by supporting Heritage conservation guidelines, Parking Norms, Recreational areas development, NMV zones, TOD principles. The other detailed regulations which are not covered under these regulations, provisions of Indore Master Plan 2021 & M.P.Bhumi Vikas Niyam 2012 shall be applicable.

### 8.2 Applicability

These regulations shall be called as Special Development Control Regulation (SDCR) to control the development in Smart city ABD Area and shall apply to

- a. All development of land, Redevelopment, construction, alteration and demolition of building in the ABD Area, 30 m maximum outer buffer/immediate parallel road to the ABD boundary.
- b. All Redevelopment parcels.

Note: The building permission shall be granted by the Competent Authority.

### 8.3 Jurisdiction

- a) The SDCR prescribed in this chapter shall be applicable within the Smart city ABD Area, 30 m maximum outer buffer/immediate parallel road to the ABD boundary, as delineated in the Smart City mission proposal approved by MoUD.

- b) As per chapter-6 of Indore Development Plan-2021, point 6.3.18 (Jurisdiction and Implementation Guidelines) shall not be applicable on this Master Plan.
- c) The competent authority referred in this chapter means the authority declared by the State Government & as said in the relevant chapters of these regulations to grant the permission for permissible uses in various use zones.
- d) The location and boundaries of each use premise given in the detailed layout plan/ zoning plan shall have reference to the existing road/drain and other physical features as obtained on the site.
- e) Relocation of Jhuggis/Slums in the use zones, except in the catchment area of water bodies, recreational areas, and areas of proposed roads shall be permissible.
- f) Under Exceptional circumstances involving public purpose, development permission could be granted by IMC involving developments of State level and city level activities benefiting the city population collectively, within the provisions of M.P Nagar Tatha Gram Nivesh Adhiniyam, 1973 & Municipal corporation Act 1956.
- g) Any structure or activity connected with utility infrastructure by the govt. authority shall be permissible in any of the use zone as per requirement of site and utility infrastructure planning and design duly approved by the competent authority.
- h) In the areas where certain restrictions are required to be imposed from security, aesthetic, required infrastructure development, the IMC will be competent to pass such orders.
- i) No Building permission for Redevelopment parcels shall be granted by local authority, on any plot or Land of any size, which is not approved by the Town & Country Planning Department.

- j) The space below the flyovers/ROB in the areas may be allowed for parking / commercial/any other use depending up on the requirements. Such activities will be permitted with the prior approval of competent authority.
- k) In the areas identified for multi-level parking, only 2 shops with an area of 25sqmts. each & 1 office not exceeding 20 sqmts. of the operator of parking on ground floor may be allowed for commercial activities by the competent authority.
- l) The green buffer along the Rivers/major tributaries as shown in the plan where no building construction will be permitted. The open space along the river/ major tributary of the river shall be minimum 30 meters from the highest water level on the river bank shall be left. But on these open spaces development of road & public parking is permissible by the competent authority.

## 8.4 Definitions

In these Regulations, unless the context otherwise requires, the terms and expressions shall have meaning indicated against each of them as mentioned below;

Terms and expressions not defined in these regulations shall have the same meaning as assigned to them in,

- a) Indore Masterplan 2021 as amended up to date
- b) MP Bhumi Vikas Niyam 2012
- c) The terms and expressions neither defined in these regulations nor defined in a) & b) above shall be interpreted with reference to the latest National Building Code in the relevant context.

### 1. Adaptive Re-use

Means the process of reusing an old site or building for a purpose other than which it was built or designed for, while retaining their historic features – for

better sustainability / compatibility / facilitating interpretation etc. with minimal impact on visual / structural / historical aspects.

## **2. Additions and / or Alterations**

Means any change in existing authorized building or change from one use to another use, or a structural change such as additions to the area or height, or the removal of part of a building, or a change to the structure such as the construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support or a change to or closing of any required means of ingress or egress or a change to fixtures or equipment's, as provided in these regulations.

## **3. Advertising Display Infrastructure**

Means any surface or structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever outdoors for the purpose of advertising or giving information or to attract the public to any place, person, public performance, article, or merchandise, and which surface or structure is attached to, forms part of, or is connected with any building, or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space, or in or over any water body included in the jurisdiction of the Authority.

## **4. Air Conditioning**

Means the process of altering the properties of air such as its temperature, humidity and quality to meet the requirements of an enclosed space.

## **5. Amalgamation**

Combining two or more plots as a single plot.

## **6. Amenities**

Means roads, streets, open spaces, parks, recreational grounds, play-grounds, gardens, water supply, electric supply, street lighting, drainage, sewerage,

public works and other utilities, communication network, surface and convenience.

### **7. Apartment / Flats**

Means multi-storied residential buildings constructed in a detached or semi-detached manner designed as ground floor with more upper floors and constructed as separate dwelling units with common staircase.

### **8. Atrium (Plural Atria)**

Means an unobstructed, multi-storied open space within a building that is covered from top with a light-weight or glazed roof.

### **9. Authorized Officer**

Means any person appointed by the competent authority for the purpose of these regulations.

### **10. Auto Repair Workshop**

Means a small establishment where repairs and servicing of automobiles are carried on.

### **11. Boarding house (service apartment)**

It is a premise in which rooms are let out on a long-term basis as compared to hotels.

### **12. Balcony**

Means a horizontal projection, including a handrail or balustrade, to serve as passage or a sitting out place;

### **13. Banquet Hall**

Means a room or an enclosed space or building for the purpose of hosting any social events or ceremonies like marriage, reception, party etc. with accompanying food and beverages.

### 14. Basement

Means the lower storey of a building having at least half of the clear floor height of the basement or cellar below average ground level.

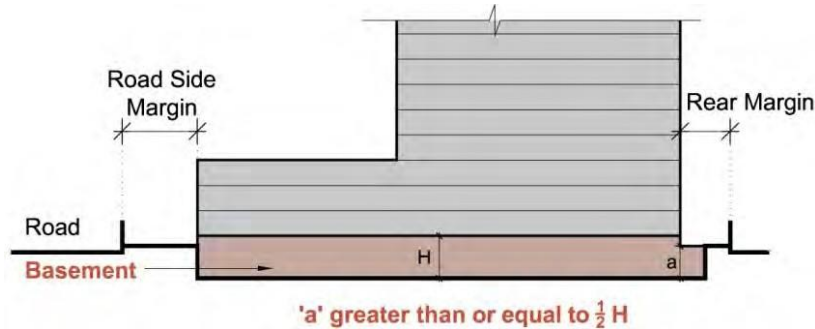


Figure 61 Basement

### 15. Building

A Building means all types of permanent building, but structure of temporary nature like tents, hutment as well as shamianas erected for temporary purposes or ceremonial occasions, shall not be considered to be "buildings".

### 16. Building Line

Means the control line up to which the plinth of a building adjoining an existing, proposed or extended street may lawfully extend and includes the lines described in any TP Schemes and/or Development Plan.

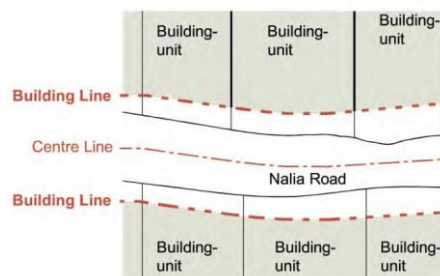


Figure 62 building Line

### 17. Building setback

Minimum distance between any building or any structure from the boundary line of the plot.

## 18. Building-unit

Means a land or plot or part of a land/plot or combination of more than one land/plot as approved by the Competent Authority. However, where an alignment has been fixed on any road by any Competent Authority, the Building-unit shall mean and refer to the land excluding the portion falling in alignment.

## 19. Building height or height of a building

Means the vertical length of the building which shall be measured from a ground or reference level. Such ground or reference level would be at the centre point of frontage of the plot or land from which the access is being taken. If the site is sloping, the reference level will be taken at the centre line of the existing or proposed approach road or street in front of the plot or land from which the access is being taken or the average level of the plot, whichever is higher. The height of the Machine rooms, mump tee, stilt floors, podiums, service floors, parking floors shall not be included in the calculation of building height.

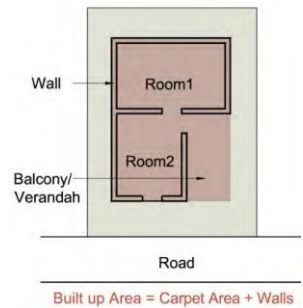
The following appurtenant structures shall not be included in the calculation of the height of a building if the aggregate area of such structures does not exceed one-third of the area of roof of the building upon which they are erected,- water tanks and their supports; chimneys, ventilating pipes, air-conditioning, lift rooms and similar service equipment; temporary shade for plants; and parapet walls and architectural features not exceeding 1.5 meter in height.

## 20. Built-up Area

Means the areas covered by a building on all floors including the cantilevered portions, if any, including walls and columns, but except the areas specifically excluded under these Regulations.

### 21. Unit Built-up Area

Means the areas covered by a unit on within a building including the cantilevered portions, if any, but except the areas specifically excluded under these Regulations.



### 22. Bus depot

A premise used by Public transport agency or any other agency for parking, maintenance and repair of buses. This may or may not include the workshop.

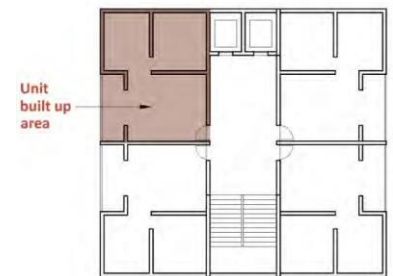


Figure 63 Built-up-Area

### 23. Bus terminal

A premise used by public transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers.

### 24. Call Center

Means an office set up to handle a large volume of telephone calls, esp. for taking orders and providing customer service.

### 25. Carpet Area

Means the net area within a unit of a building excluding walls or columns, service areas such as washrooms, kitchen and pantry, semi-open spaces such as verandah or balcony, and staircase, lift, corridors or passages.

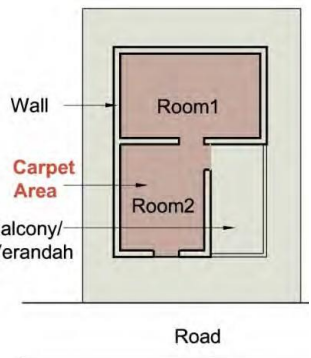


Figure 64 Carpet Area

### 26. Clear Height

Means the distance measured from the floor to the bottom of the lowest hanging overhead obstruction such as beam, fire sprinkler heads or ducts.

### 27. Clinic

A premise used for treatment of outdoor patients by a doctor. In case of poly clinic, it shall be managed by a group of doctors



## **28. Clinical laboratory**

A premise used for carrying out various tests for diagnosis of ailments.

## **29. Club**

Means a commercial establishment where people (usually members) voluntarily meet on a regular basis for a mutual purpose other than educational, religious, charitable, or financial pursuits and are entitled to use the premises and property in exchange for the payment of entrance fees and subscriptions to the proprietor as well as any additional rights and privileges provided in their contractual agreement.

## **30. College**

An educational institution or establishment, in particular the one providing higher education or specialized professional or vocational training.

## **31. Common Plot**

Common Plot shall mean a common open space exclusive of approaches, at a height not more than ground level of the Building-unit. The owner shall have to give an undertaking that the common plot shall be for the common use of all the resident or occupants of the Building-unit. On sanction of the development permission, the common plot shall deem to have vested in the society/association of the residents/occupants. The common plot shall not be sold to any other person and it shall not be put to any other use except for the common use of the residents/occupants.

## **32. Community Hall**

A building and related grounds such as Wadis used for social, civic, or recreational purposes, serving the area in which it is located and open to the general public. It is also a place where members of a community tend to gather for group activities, social support, public information, and other purposes.

## **33. Competent Authority**

Municipal Commissioner for IMC as the case may be to perform such functions as may be specified. Different persons or Authorities may be authorized to perform different functions.

#### **34. Corridor**

Means a common passage or circulation space including a common entrance hall.

#### **35. Cottage Industry**

Means a small-scale, non-hazardous industry carried on at home by family members using their own equipment, without the use of hired labour and which does not cause inconvenience to the inhabitants of the building or neighborhood.

#### **36. Corner site**

Means a site at the intersection of two roads and facing two or more roads /streets.

#### **37. Courtyard**

A courtyard means a space permanently open to the sky within the site or building structure.

#### **38. Developer**

Means the person who is legally empowered to construct or to execute work on a building-unit, building or structure, or where no person is empowered, the owner of the building-unit, building or structure.

#### **39. Disability**

##### **Hearing Disability**

Means deafness or hearing handicaps that might make an individual insecure in, public areas because he is unable to communicate or hear warning signals.

##### **Non-Ambulatory Disability**

Means impairments that regardless of cause or manifestation, for all practical purposes confine individuals to wheel- chairs.

### **Semi-Ambulatory Disability**

Means impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi- ambulatory.

### **Sight Disability**

Means total blindness or impairments affecting sight to the extent that the individual functioning in public areas is insecure or exposed to danger.

### **Wheelchair**

Means chair used by people with a disability for mobility.

## **40. Dharamshala**

A building devoted to religious or charitable purposes offering lodging and/or dining facilities for interested individuals or group of people at a nominal charge, or in some cases free of charge.

## **41. Domestic Waste Water**

Means either waste water that is typically discharged from premises that are used solely for residential activities or waste water of the same character discharged from other premises.

## **42. Ground Coverage**

Means the ground area covered by a building including cantilevered portion on any floor, excluding cut-out (open-to-sky) if any. pedestrian movement shall not be included in the covered area. The areas covered by the porch, service ducts, private garage not exceeding 25 sq. meters on ground floor, podium, stilt, staircase, fire escapes, ramps, mechanized parking areas, refuse chutes, two watchmen huts and one pump room each not exceeding 6 sq

meters, atrium if not used for commercial activities and lift wells shall not be included in the covered area;

**43. Floor Space Index**

Means the quotient of the ratio of the combined gross built-up area of all floors, to the total area of the Plot.

**44. Permissible F.A.R**

Means the basic F.A.R permitted by the Competent Authority as a matter of right.

**45. Base F.A.R**

Means the base F.A.R permitted in a Base Zone by the Competent Authority as a matter of right.

**46. Chargeable F.A.R**

Means the F.A.R available by payment

**47. Maximum Permissible F.A.R**

Means the maximum permissible F.A.R which includes permissible F.A.R and Chargeable F.A.R.

**48. Fire separation**

Means the distance in meters measured from any other building on the site or from other site, or from the opposite side of a street or other public space to the building

**49. Front**

Means the main frontage of a Building-unit on the road-side. For Building-units abutting two



**Figure 65 Frontage of Plot**

or more roads, the side along the wider road shall be considered as the front.

**50. Front open space or front marginal open space (FMOS)**

Means an open space across the front of a plot;

**51. Implementing Agency**

Means Indore Smart City Development Limited (ISCDL)

**52. Lift or escalator**

Means an appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction by means of a guided platform;

**53. Loft**

Means an intermediary floor between two floors which is constructed for storage purposes;

**54. Mezzanine floor**

Means an intermediate floor, between ground floor and first floor;

**55. Multiplex**

Means a building consisting of two or more cinema halls with or without shopping area;

**56. Open space**

Means an area forming an integral part of the plot left open to sky;

**56. Parapet**

Means a low wall or railing built along the edge of a roof or a floor;

**57. Parking floor**

Means a floor designed for the use as a parking space;

**58. Parking space**

means an area enclosed or unenclosed, covered or open, sufficient in size to park vehicles together with a driveway connecting the parking space with a street or an alley and permitting ingress and egress of the vehicle.

#### **59. Permission**

Means an authorization in writing by the authority to carry out work of development or building and regulated by these rules, which would be unlawful otherwise.

#### **60. Plinth**

Means the portion of the structure between the surface of the surrounding ground and surface of the floor immediately above the ground.

#### **61. Plinth area**

Means the built up covered area measured at the plinth level

#### **62. Rear Open Space or Rear Marginal Open Space (RMOS)**

Means an open space across the rear of a plot between the rear of the building and the rear boundary of the plot.

#### **63. Row housing/ row type building**

Means a row of buildings with only front and rear Marginal Open Space or interior open spaces.

#### **64. Sanctioned plan**

Means the set of plans and specifications related to the development of land or construction of buildings which has been duly approved and sanctioned by the Authority with or without conditions;

#### **65. Semi-detached building**

Means a building detached on three sides.

**66. Service floor**

Means a covered floor specially provided for diverting/ repairing/ managing the building services like electricity/ sewage/ water supply/ drainage/ air conditioning lines and does not extend beyond the limits of the floor immediately below.

**67. Set back line**

Means a line laid down in each case by the Authority usually parallel to the plot boundaries beyond which nothing can be constructed towards the site boundaries, except permissible projections.

**68. Shopping Mall**

Means integrated multi-storied shopping centre where commercial activity is carried out along with sufficient public spaces, amenities, security arrangements and parking as required in these rules.

**69. Side Open Space or Side Marginal Open Space (SMOS)**

Means an open space across the side of the plot between the side of the building and the side boundary of the plot.

**70. Street**

means any means of access namely highway street, lane pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not over which the public have a right of passage or access, or have had access uninterruptedly whether existing or proposed in any sanctioned plan or co-ordination plan or Development/ Zoning Plan and includes all bunds, channels, ditches, storm water drains, culverts, sidewalks, traffic islands roadside trees and hedges retaining walls, fences barriers and railings within the street lines.

**71. Street level or grade**

Means the officially established elevation or grade of the central line of the street upon which a plot fronts and if there is no officially established grade, the existing grade of the street at its mid-point.

**72. Street line**

Means the line defining the side limits of a street.

**73. To Abut**

A plot or land or building is said "to abut" a road or a street, if a portion of the plot or land or building touches the road or street edge;

**74. Travel distance**

Means distance from the remotest point on a floor of a building to a place of safety, whether it is vertical exit, or a horizontal exit to an outside exit measured along the line of travel.



## 8.5 Land-Use Zoning

### 8.5.1 Land-Use & Uses Permitted

The Proposed Land-use Plan in Map no. 1 depicts the land uses of a given land parcel.

### 8.5.2 Proposed Zoning

Table 22 Proposed Zoning

Sr. No.	Land-Use	Code	Broad Description
1.	Residential	R	In this land-use, land parcels will be only for residential use in the ABD area having primarily detached /semi-detached dwelling /Multi-dwelling units.
2.	Residential - Commercial Land-use (R-C Land-use)	R-C	The Residential-Commercial land-use is a mixed-landuse, with residential use as the predominant and where Commercial uses are permitted only on Ground floor or as mentioned in these regulations.
3.	Commercial use (C Land-use)	C	The Commercial-Residential land-use is a mixed-landuse, where commercial use as the predominant, residential use and certain types of manufacturing uses are also permitted.
4.	Urban Heritage	UH	Those buildings, artifacts, structures and/or precincts of historical and/or aesthetical and/or architectural and/or cultural value (hereinafter referred to as listed Buildings/Heritage Buildings and listed precincts/ Heritage precincts) as marked on the Land Use Plan.

<b>5.</b>	Recreational Land-Use	<b>G</b>	This land-use is primarily meant for green open spaces such as parks and gardens in the city with minimal development which is limited to maximum F.AR. of 0.05 and a maximum permissible height of 6mts.
<b>6.</b>	Transport	<b>T</b>	This land-use is meant for roads, bus-stands, bus-terminal, Parking, railway station, railway line & airport.
<b>7.</b>	Environmentally Conserved Green area	<b>CG</b>	It is an environmentally conserved land-use where no building construction is permitted like river & green buffer.
<b>8.</b>	Public Semi-Public & Public-Utilities & Facilities	<b>PSP</b>	This land-use is meant for land parcels which are reserved or in-existence for public purposes and are to be developed for public purposes & utilities also could be redeveloped.

### 8.5.3 Permissible & Non-Permissible Uses as per Use-Zones

**Table 23 Permissible & Non-permissible Uses as per-Zone**

P- Permissible, NP- Not permissible, CA - Uses Permissible on approval by Competent Authority.

(Only following list of Activities are Permissible & Non-Permissible for the ABD Area.)

S.no	Activities	Use-Zones					
		R-Zone	R-C Zone	C-Zone	Recreational Zone	Transportation	PSP
1	Apartment	P	P	CA	NP	NP	NP
2	Residential plot/Plotted housing	CA	CA	CA	NP	NP	NP

S.no	Activities	Use-Zones					
		R- Zone	R-C Zone	C- Zone	Recreational Zone	Transport ation	PSP
3	Group housing/row housing/Cluster housing	P	P	CA	NP	NP	NP
4	Children home	P	P	P	NP	NP	P
5	Old age home	P	P	CA	NP	NP	CA
6	Beauty parlours	P	P	P	NP	NP	NP
7	Gymnasium	NP	P	P	CA	NP	CA
8	Open/Play ground	P	P	P	P	NP	P
9	Hotels	NP	P	P	NP	CA	CA
10	Whole Sale Market	NP	NP	P	NP	NP	NP
11	C & F Agencies	NP	NP	P	NP	NP	NP
12	F.M.C.G. Godowns	NP	NP	P	NP	NP	NP
13	Paper stationary/ Block Market	NP	NP	P	NP	NP	NP
14	Automobile & Spare part market	NP	NP	P	NP	NP	NP
15	Gold, Silver market/Crockery market	NP	CA	P	NP	NP	NP
16	Retail Shops*	P	P	P	CA	CA	NP
17	Repair/ Service Shop	CA	P	P	P	P	NP
18	Weekly Market /Haat bazaar	NP	CA	P	NP	NP	NP

S.no	Activities	Use-Zones					
		R- Zone	R-C Zone	C- Zone	Recreational Zone	Transport ation	PSP
19	Conference hall	NP	P	P	NP	NP	P
20	Shopping malls/Multiplex	NP	NP	P	NP	NP	NP
21	Super market /Departmental Stores	NP	CA	P	NP	NP	NP
22	Call centres	NP	NP	P	NP	NP	NP
23	Bank	CA	P	P	NP	NP	P
24	ATM	CA	P	P	NP	P	P
25	Cinema	NP	NP	P	NP	NP	NP
26	Fuel Filling Stations	NP	P	P	NP	P	CA
27	Auto Service Stations	NP	P	P	NP	NP	NP
28	Vocational Trg. Institute	NP	P	P	NP	NP	CA
29	Coaching Institute	NP	P	P	NP	NP	CA
30	Marriage gardens	NP	NP	CA	NP	NP	NP
31	Warehousing/Storage other than Agricultural products	NP	NP	P	NP	NP	NP
32	I.T Industry	NP	NP	CA	NP	NP	NP
33	Stone crusher / Mining Quarry	NP	NP	NP	NP	NP	NP
34	Hostels	CA	P	CA	NP	NP	CA

S.no	Activities	Use-Zones					
		R-Zone	R-C Zone	C-Zone	Recreational Zone	Transportation	PSP
35	Working women hostel	CA	P	CA	NP	NP	CA
36	Rest house	CA	P	CA	NP	NP	P
37	Lodging houses	NP	P	CA	NP	NP	P
38	Guest houses	NP	P	CA	NP	NP	P
39	Night Shelter	CA	P	CA	NP	NP	P
40	Community hall	NP	P	P	NP	NP	P
41	Pre primary School/nursery school/Primary School	P	P	CA	NP	NP	P
42	Secondary School/Senior Sec. School	NP	P	CA	NP	NP	P
43	Above100 Bed Hospital	NP	NP	P	NP	NP	P
44	Hospital 30-100 Beds	NP	P	P	NP	NP	P
45	Hospital 0-30 Beds	NP	P	P	NP	NP	P
46	Naturopathy Center	NP	P	NP	NP	NP	P
47	Health Center	NP	P	P	NP	NP	P
48	Nursing home	CA	P	P	NP	NP	P
49	Poly clinic/clinic	CA	P	P	NP	NP	P
50	Pet clinic	NP	P	P	NP	NP	P
51	Physiotheraphy centres	NP	P	P	NP	NP	P
52	Govt.& Semi Govt.	CA	P	P	CA	NP	P

S.no	Activities	Use-Zones					
		R- Zone	R-C Zone	C- Zone	Recreational Zone	Transport ation	PSP
	Offices						
53	Professional offices /chambers norms	NP	P	P	NP	NP	P
54	Police Station/chowki	P	P	P	CA	P	P
55	Post offices	P	P	P	NP	NP	CA
56	Museum /Art Gallery	NP	CA	CA	CA	NP	P
57	Community center	NP	P	P	NP	NP	P
58	Library	NP	P	P	NP	NP	P
59	Science centres	NP	NP	P	NP	NP	P
60	Exhibition/Convention Centres	NP	NP	P	NP	NP	P
61	Bus Stop/Pick up station	NP	P	P	P	P	P
62	Parking Lots	P	P	P	P	P	P
63	Swimming Pool	CA	CA	P	CA	NP	P
64	Stadium	NP	NP	NP	NP	NP	P
65	Floriculture	NP	NP	NP	P	NP	NP
66	Nursery	NP	NP	NP	P	NP	NP
67	Telephone Exchanges	NP	NP	P	NP	NP	P
68	Wireless Stations	P	P	P	NP	P	P
69	Fire station	NP	P	P	NP	P	P
70	Telecom tower &	NP	P	P	P	P	P

S.no	Activities	Use-Zones					
		R-Zone	R-C Zone	C-Zone	Recreational Zone	Transportation	PSP
71	Waste Water Treatment Plant	NP	NP	CA	CA	NP	P
72	Sewage treatment plant	CA	CA	NP	CA	NP	P
73	Water Storage tanks & pumping Station	P	P	P	CA	CA	P
74	Sewage pumping station	P	P	P	CA	NP	P
75	Water treatment plant	NP	NP	P	CA	NP	P
76	Cremation/burial ground	NP	NP	NP	NP	NP	CA
77	Electric Sub-station	CA	P	P	P	P	P
78	Utensil/Crockery market	NP	NP	P	NP	NP	NP
79	Kirana market	NP	NP	P	NP	NP	NP
80	Cloth Market	NP	NP	P	NP	NP	NP
81	Grain Market	NP	NP	P	NP	NP	NP

\*Retail Shops:

- a) In R zone, non-residential activities shall only be permissible on Ground floor and as mentioned in regulation no. 8.6.1.2
- b) The below mentioned shall be categorized as Retail Shops;
  - i. Bakery/Confectionaries items

- ii. *Grocery/General Store*
- iii. *Dairy Products*
- iv. *Stationary/Books/Gifts/Book binding*
- v. *Cyber Café/Phone booth*
- vi. *L.P.G. booking office/ L.P.G showroom excluding cylinder*
- vii. *Pan shop*
- viii. *Laundry/Dry-cleaning/Ironing Shops*
- ix. *Sweet Shop/Tea Shop excluding seating provisions*
- x. *Chemists/Medicine Shops*
- xi. *Optical Shops*
- xii. *Home Appliances/ Electronic Repair Shop*
- xiii. *Photo Studio*
- xiv. *Cable/DTH office*
- xv. *Cycle Repair Shops*
- xvi. *Under Public Distribution System Shops for Ration & Kerosene Distribution Shops*
- xvii. *Vegetables/Fruits/Flower Shops*
- xviii. *Photocopy/Fax/STD-PCO*
- xix. *Haircutting Salon/ Beauty Parlor*
- xx. *Tailor Shop/ Boutique*



Notes:

1. *No development shall be permitted in area designated for water body, pond and talav excluding Riverfront Development. Margins to be maintained from a designated water body shall be as per Regulation no. 8.9 of these regulations.*
2. *The land designated for public purposes as shown on the Map no 1 the uses shall be permissible as per the requirements of concerned department.*
3. *For all Zones,*
  - a) *if the line of a Zone divides a Building unit, the maximum permissible F.A.R. available on either part of such Building-unit shall be as per the respective Zones.*
  - b) *Such a Building-unit may be developed separately as per the regulations of the Respective Zones or as a contiguous development utilizing the combined maximum permissible F.A.R. in the part of the building unit which lies in the Zone with higher F.A.R.*
4. *Public-Semi-Public and Public Utilities & Facilities shall be permitted in any Zone.*

#### **8.5.4 Circumstances Under Which Existing Non-Conforming Uses Will Be Allowed to Continue.**

Existing non-conforming uses may continue in the following circumstances,

- a) Any lawful use of land or building premises existing before coming in to force of these Regulations may be allowed to continue, if it does not conform to the use provisions of these Regulations provided that such non-conforming use is not extended or enlarged.
- b) In case a building accommodating any non-conforming use, collapses or is pulled down or is dismantled, any new building on such site shall conform to these Regulations and to the land-use prescribed in these Regulations.

- c) In case of alteration work in a building, the permission shall be given only after giving setbacks and building line for proposed roads as per the Land use Plan (Map no. 1) & Proposed road Network Plan (Map no. 2)

## 8.6 Regulations For Zones – R, RC, C

The following regulations are applicable for the following zones: Residential Zone (R); Residential-Commercial Zone (R-C); Commercial Zone (C); Public-Semi-Public (PSP).

### 8.6.1 Permissible Uses

#### 8.6.1.1 Permissible Uses for Residential Zone (R), Residential-Commercial Zone (R-C) & Commercial Zone (C)

- Permissible uses & Non-Permissible uses shall be as per Planning Regulation no. 8.5.3 above.
- *In R zone, non-residential activities shall only be permissible on ground floor.*

#### 8.6.1.2 Applicable Zones as per Road width

1. The types of uses permissible on a land parcel shall be regulated according to the width of the road on which it abuts as under:

**Table 24 Applicable Zones as per Road widths**

S.No.	Road Width	Applicable Zones & their respective Building Uses as indicated in the Permissible Uses as per Regulation no. 8.5.3)
1.	Less than 9 mts	R, R-C, T, G
2.	9mts and Less than 12mts	R, R-C, T, UH, G
3.	12mts and less than 18mts	R-C, C, PSP, T, UH, G
4.	18mts and less than 24mts	C, PSP, T, UH, G
5.	24mts and less than 30mts	C, PSP, T, UH, G

6.	30mts and more	C, PSP, T, UH, G
----	----------------	------------------

2. The extent of commercial uses permissible on a Land parcel in all Zones except Commercial Zone shall be regulated according to the width of the road on which it abuts as under:

**Table 25 Permissible Commercial Use as per floor Level**

S.No.	Road Width	Floors on Which Commercial Use is Permissible
1.	Less than 9mts	Ground Floor Only
2.	9mts and Less than 18mts	Ground and First Floor Only
3.	18mts and above	All Floors

Special Note-

1. In Case of Commercial / Specialized market as Listed below C Zone will be applicable irrespective of Road width mentioned in Table 24

List of Specialized market

S.no	Market Description	S.no	
1	Bohra bazar	10	Morsali Gali
2	Chota Sarafa	11	Imli Bazar
3	Ada Bazar	12	Cloth Market
4	Bartan bazar	13	Malharganj Gali No 1,2,3
5	Sahathan Bazar		
6	Marothiya bazar		

7	Shakkar Bazar		
8	Yashoda mandir Rd		
9	Subhas Chowk parking Rd		

## 8.6.2 Development of Land

### 8.6.2.1 Amalgamation of Land-parcel

Amalgamation of Land-Parcel shall be permitted if depth of the resultant land-parcel does not exceed three times the frontage of the resultant land-parcel abutting on road.

### 8.6.2.2 Development on kabrastan, burial ground etc.

The land occupied by the graveyards, kabrastans, burial grounds, crematoria and allied actions in the Smart City Land use Plan shall be kept permanently open. Competent Authority may permit structures to be built for specific purpose.

### 8.6.3 Permissible Floor Area Ratio (FAR) For R, RC & C

1. The base FAR for zones R, RC & C shall be 1.5 or as mentioned in table 26 below.
2. Additional FAR purchasable Shall be as per table 26 below.
3. The Permissible F.A.R shall comprise Base F.A.R, TDR and Premium F.A.R as prescribed in table 26 below;

**Table 26 FAR Table**

<b>FAR Table as Per Road Width</b>			
<b>S.no</b>	<b>Road Width (ROW)</b>	<b>Base F.A.R. (as per Indore Development Plan 2021)</b>	<b>Additional F.A.R. (50% TDR* &amp; 50% Premium)</b>
1.	Below 18 meter	1.5	As per TDR Policy
2.	18 meter	1.5	
3.	24 meter	1.5	
4.	30 meter	1.5	

Note:

- a) *In cases where building proposal approved prior to these Regulations are proposed to avail the balance development rights not exceeding the Total permissible FAR as per these regulations shall be permitted by utilizing the TDR and by payment of Premium.*
- b) *In case of land parcels affected by the road widening or land acquisition for public purpose uses, the owner shall have right to use TDR provided in form of compensation as an additional F.A.R. of the surrendered land, on the same land/building parcel or shall be allowed to sell the F.A.R. as per TDR policy.*
- c) *In case if TDR is not available through private owner then plot owner will have an option to avail additional FAR through FAR premium provided by IMC.*

### 8.6.3.1 Relaxation in Floor Area Ratio (FAR)

In case of Building-units affected by road widening or construction of new road, the owner may claim FAR from the Competent Authority as a compensation for the surrendered land. In case of FAR, the Competent Authority shall permit the FAR of any such land / plot or Building-unit on the basis of the original boundary of the Building Unit. This is subject to conformity with all other requirements mentioned in these Regulations as per the new boundary. Before securing Development Permission on any such Building-units, owner shall have to surrender the affected land which shall be calculated as follows;

Compensation as TDR = Surrendered Land (sqm) x Base F.A.R. x 2

### 8.6.3.2 Areas not counted towards computation of FAR

Following areas shall not be counted towards computation of FAR:

1. The area under lift wells, service ducts, machine room for lifts, water tanks, escalator, lift lobby, fire escapes, ramps, refuse chutes and service ducts.
2. Mezzanine floor, parking areas, parking floors, mechanized parking areas, porch, service floors, podiums.
3. Private garage (not exceeding 16.5 sq. mtrs.)
4. Servant quarter (not exceeding 16.5 sq. mtrs.)
5. Basement if used for parking
6. Corridors, arcades, lobbies, mumpree, staircases, entrance lobbies or foyers, atrium which is not used for commercial activity, pump room and two watchmen hut each not exceeding 6 sq. meters.
7. Provided that in commercial use premises, the area of foyer(s) or entrance lobby(s) located on the ground floor which exceeds 20% of permissible ground coverage shall be counted in the FAR

## 8.6.4 Building Height

### 8.6.4.1 Maximum Permissible Height

The Maximum Permissible Building Height shall be as per provisions in table 27 and regulated according to the width of the road on which it abuts as prescribed below:

**Table 27 Maximum Permissible Height**

S.No.	Road Width	Maximum Permissible Building Height	Minimum Frontage of plot	Minimum Plot area
1.	Less than 9 m	9.0 m	-	-
2.	9 m	12.0 m	-	-
3.	12 m & 15 m	18.0 m		
4.	18 m	24.0 m	18.0 m	1000 Sqmt
5.	24 m	30.0 m	24.0 m	1500 Sqmt
6.	30 m	45.0 m	30.0 m	2000 Sqmt



## 8.6.5 Margins

### 8.6.5.1 Road Side Margins for Residential and Non-Residential Uses

The margins for any building development shall be as per table below.

**Table 28 Marginal open space as per plot & Road Widths**

Marginal Open Space as per Plot & Road Widths					
Plot Width	Road width/ ROW	Minimum Open Space (MOS)			
In Meter	In Meter	Front (Road Side)	Side	Side	Rear
Less than 12 mt	4.5 mt	0.75 mt	nil	nil	1.2 mt
12 mt – upto 18 mt		0.75 mt	1.5 mt	nil	1.2 mt
Above 18 mt		0.75 mt	1.5 mt	1.5 mt	1.2 mt
Less than 12 mt	6 mt	1 mt	nil	nil	1.2 mt
12 mt – upto 18 mt		1 mt	2	nil	1.2 mt
Above 18 mt		1 mt	1.5 mt	1.5 mt	1.2 mt
Less than 12 mt	7.5 mt	1.5 mt	nil	nil	1.2 mt
12 mt – upto 18 mt		1.5 mt	2.5	nil	1.2 mt
Above 18 mt		1.5 mt	2 mt	2 mt	1.2 mt
Less than 12 mt	9 mt	1.5 mt	nil	nil	1.2 mt
12 mt – upto 18 mt		1.5 mt	3 mt	nil	1.2 mt
Above 18 mt		1.5 mt	2.5 mt	2.5 mt	1.2 mt
Less than 12 mt	12 mt	2 mt	nil	nil	1.5 mt
12 mt – upto 18 mt		2 mt	3 mt	nil	1.5 mt
Above 18 mt		2 mt	2.5 mt	2.5 mt	1.5 mt
Less than 12 mt	15 mt	2.5 mt	nil	nil	1.5 mt
12 mt – upto 18 mt		2.5 mt	3 mt	nil	1.5 mt
Above 18 mt		2.5 mt	2.5 mt	2.5 mt	1.5 mt
Less than 12 mt	18 mt	3 mt	nil	nil	2 mt
12 mt – upto 18 mt		3 mt	3 mt	nil	2 mt
Above 18 mt		3 mt	2.5 mt	2.5 mt	2 mt
Less than 12 mt	24 mt	3.5 mt	nil	nil	2 mt
12 mt – upto 18 mt		3.5 mt	3 mt	nil	2 mt
Above 18 mt		3.5 mt	2.5 mt	2.5 mt	2 mt
Less than 12 mt	30 mt	4 mt	nil	nil	2 mt
12 mt – upto 18 mt		4 mt	3 mt	nil	2 mt
Above 18 mt		4 mt	2.5 mt	2.5 mt	2 mt

Notes:

1. Road Side Margin in a Land-Parcel shall be regulated by the Road width it abuts on as mentioned in the table no. 28 above (subject to other Regulations):
2. For Redevelopment parcels, sides & Rear Margins shall be minimum of 6m or 1/3<sup>rd</sup> of the abutting building height whichever is higher.
3. For Land-Parcel with two or more abutting roads, the Road-side margin shall be applicable on all such abutting sides as illustrated below:

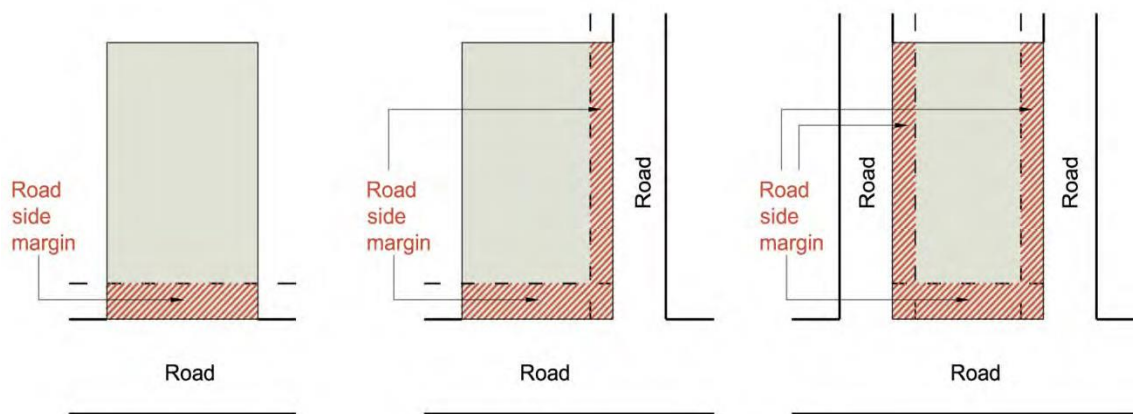


Figure 66 Road Side margin

8.6.5.2 Build-to-Line

1. The Build-to-Line shall be considered as the imaginary line formed after leaving the Front (Road Side margin) as governed by the road width mentioned in table no. 28 above.
2. This Regulation shall be applicable for all Land-Parcels as mentioned in Smart City Area Detailed Plans.

### 8.6.5.3 Side and Rear Margins

The minimum Side and Rear (all other than Road side) Margins on a Land-Parcel shall be regulated on the basis of the plot width and proposed road widths as indicated in Regulation no. 8.6.5.1

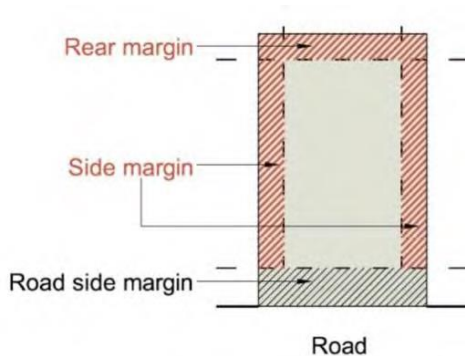


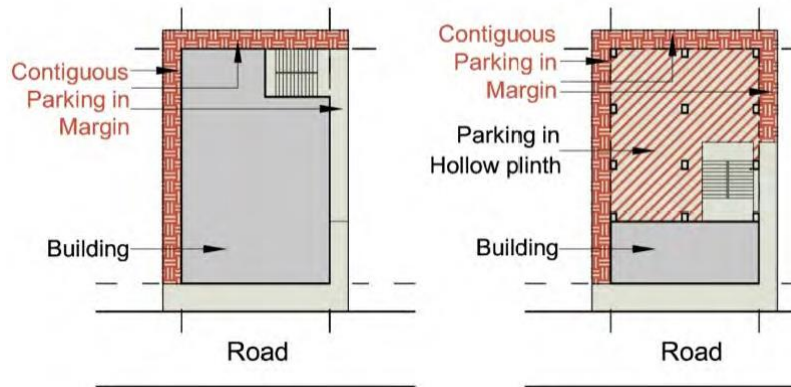
Figure 67 Side and Rear Margins

### 8.6.5.4 Permissible Uses in Margins

#### 1. Residential Zone

- a. Ancillary uses such as parking garage, servant quarter shall be permitted as a part of the permissible FAR of the Building Unit, in side or rear marginal space but in no case in Road-side margins; with maximum permissible ground coverage of 16.5 sq.mts and maximum permissible height of 3.0 mts.
- b. Open, cantilever staircase with maximum width of 1.00mts and landing space of maximum 2.00 Sqmts at floor level shall be permitted in side or rear margins except on road side margin.
- c. Doors, windows or projections shall not be permitted along the common wall of the adjoining property.
- d. No rainwater from the roof shall be drained in the adjoining property.
- e. Partition wall shall be allowed along the Building Unit boundary on common boundary of semi-detached building and on marginal space between two structures up to a maximum height of 1.5mts.

2. For Residential Zone Building Uses: Underground water tank, percolation well, bore well and pump room with a maximum size of 2mts X 2mts and with a maximum depth of 2mts.
3. Vehicular Ramp connecting ground level with basement level shall be permitted in side and/ or rear margin only.
4. For a building-unit using marginal space for providing electrical infrastructure such as substation (as per Regulation no. 8.6.5.4(5), underground water tanks shall be allowed on only one marginal side except Road-side margin. The other marginal spaces shall be kept clear and accessible at ground level.
5. Electrical Infrastructure: Electrical Sub-station, Transformer room, Box-type transformer, Section Feeder Pillar, Auxiliary Power Back-up System and meter room according to the norms of the Competent Electric Company shall be permitted in marginal space except Road-side margin of the Building-unit. The area of such construction shall not be counted towards FAR.
6. Fire Escape Staircase for Building with height more than 45mts: Fire Escape Staircase required as per Bhumi vikas Niyam 2012/National Building Code 2016 shall be permitted in marginal space except road-side margin.
7. Pedestrian Ramp: as per Bhumi vikas Niyam 2012/National Building Code 2016 shall be permissible in marginal space.
8. Parking shall be permitted in margins except in Approach Road as illustrated below & as per Regulation no 8.6.8.1 (7 & 8).



**Figure 68** Parking permitted in margins

9. Basement provided as per Regulation no. 8.6.7 shall be permitted within side and rear margins.
10. In any marginal open space, weather sheds sun breakers horizontal or vertical projections shall be permitted up to 0.60mts. These projections may also be part of the façade articulation at various levels, but shall in no cases be at the floor level such that they become a part of the habitable space. Such projections shall be allowed above a minimum height of 2.4mts from the ground level.

#### **8.6.5.5 Restricted Use in Margins**

1. The required marginal open spaces except permissible uses as per Regulation 8.6.5.4 shall be kept permanently open to sky.
2. This space shall not be used for stocking materials or loose articles for the purpose of trade or otherwise, putting up fixed or movable platforms.
3. Parking shall not be allowed in the marginal space provided as approach road.
4. Vehicular ramp leading to parking in floors above ground level shall not be permitted in the margin.
5. Pedestrian ramps connecting ground floor with upper floors shall not be permitted in the marginal spaces.

### 8.6.6 Permissible Ground Coverage

For R, R-C, C Zones, the permissible ground coverage shall be as per MoS mentioned in Table-28 under section 8.6.5.

Note:

- a) The same coverage will be allowed on first floor only. For other floors, the floor plate shall reduce by 20% of ground coverage and restricted upto maximum coverage as mentioned in the table below.
- b) At the time of permission, for front setback Table 39, 40, 41, 42, 43 and 44 shall be referred.

**Table 29 Permissible Ground Coverage**

Maximum Ground Coverage	
Plot Size	Maximum Ground Coverage
(In Sqmt.)	
0- 500	70%
501-1000	60%
More than 1000	50%

### 8.6.7 General Basement Requirements

In a Building-unit, the Basement shall be permitted on the following conditions.

#### 8.6.7.1 Margins

1. Basement shall be permitted on plot abutting Minimum Road width 18 mt or above.
2. Basement shall be permitted on plot having minimum plot width 18mt or more, minimum plot depth 20mt or more.
3. No Basement shall be permitted in the required Road side marginal space.
4. The side and rear side margins for the basement shall be as per Regulation no. 8.6.5.1.

### 8.6.7.2 Height of Basement

Maximum Height of the Basement shall be 3.8mts from finished basement floor level to finished upper floor level and minimum height shall be 2.8mts from finished basement floor level to beam bottom level.

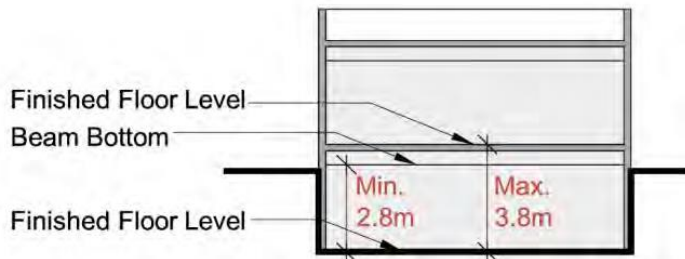


Figure 69 Height of Basement

### 8.6.7.3 Permissible Uses in Basement

1. Permitted uses in Basement are: parking, safe deposit vault, A.C. Plant, storage other than inflammable material, Sewage Treatment Plant.
2. No habitable use shall be permitted in the basement.
3. Permitted uses in Basement of a Hospital Building: Radiation-producing device, Radiation Therapy Room, MRI or X-Ray room. This shall be permissible only if the basement layout is not shown as parking while approval.
4. For basements exclusively for parking, any other permissible use is permitted only in basement level-1 up to a maximum area of 10% of the total built-up area of the basement floor. This non-parking area shall be calculated towards the computation of FAR.

## 8.6.8 Parking

### 8.6.8.1 Private Parking ( On the plot )

#### 8.6.8.1.1 General Requirements for Parking

1. Parking requirement for a Mixed-Use development shall be calculated on prorated basis of the FAR consumed specific to the different uses.
2. Parking is permitted at any floor level above ground and at more levels or basement as per required parking, with provision of vehicular ramp/mechanized means/car lifts.
3. 50% of the required visitors parking shall be provided at the ground level.
4. Parking area includes parking space, driveway and aisles but excludes approach road, vehicular lift and vehicular ramps.
5. Parking layouts with minimum size requirements for parking space, driveways and access lanes shall be provided as prescribed in Bhumi Vikas Niyam 2012/National Building Code 2016.
6. Parking shall be permitted in side or rear margins except in Approach Road as per Regulation 8.6.5.5 above.
7. Parking area should be retained as effective parking space and shall be maintained with light and ventilation system if provided in an enclosed area.
8. In cases where misuse of parking space is noticed, the use of the entire building shall be discontinued by the Competent Authority. Building use shall be permitted only after the required parking spaces are provided. High penalty shall be levied considering the period of misuse of the parking space and the benefit derived out of misuse as decided by the Competent Authority from time to time.
9. If parking is provided on a terrace with vehicular elevator, vehicular ramp is not necessary if parking space is provided with provision of floor sprinklers.
10. Parking shall not be permitted within an Atrium.



11. At the time of approval an agreement /affidavit regarding the areas in basement/stilts/open shown for parking shall be furnished by the applicant to Town and Country Planning and/or Indore Municipal Corporation mentioning that aforesaid part (parking) shall not be sold to anybody and it shall remain for parking only, this area shall remain in joint possession of the occupants of the building. In case of violation Municipal Corporation will be authorized to demolish any such construction with or without prior notice.

**8.6.8.1.2 General Space Requirement**

1. Location

The parking spaces can be provided in basement or on a floor supported by stilts or on upper floors/podium and uncovered spaces in a plot. However, no parking spaces will be permitted in the marginal open spaces as required to be provided as per Regulation No. 8.6.5.4 & 8.6.5.5.

2. The deck parking inclusive of car lifts & passages shall be counted in FAR.

3. Area of Parking Space: The area of parking spaces shall be provided as given below:

**Table 30 Parking requirements**

S.no.	use	Parking requirement
1	Residential	i. 25 – 50 sqmt – 0.5 ECS ii. 50 – 100 sqmt – 1 ECS iii. Above 100.00 sqmt -2 ECS per 100 sqm
2.	Education	
	Primary / Secondary school	1. For the Administrative & public Area of the School 1.5 ECS per 100 Sqmt builtup area or part thereof

		2.For Every3 Class Room - 1 LCV
	College	1. For the Administrative & public Area of the School 1.5 ECS per 100 Sqmt builtup area or part thereof  2.For Every 3 Class Room - 1 LCV & 1 ECS
	Coaching Classes	For every 20 Student - 1 ECS
3.	Health	1. 1.0 ECS per 75 Sqmt builtup area or part thereof  2. 10% extra for visitors
4.	Govt. / Semi Govt. & Private offices	1. 1.0 ECS per 75 Sqmt builtup area or part thereof  2. 10% extra for visitors
5	Commercial	1. 1.0 ECS per 50 Sqmt builtup area or part thereof  2. 50% extra for visitors

Note:

- In case if it is not feasible to provide the required parking as per above table due to any constraint, the Competent Authority may recover fees for deficit parking & regulation no. 8.6.8.1.4 & 8.7.4 below shall be applicable. The fee shall be decided by the Competent Authority and revised from time to time
- ECS value shall be taken as:

S N	On Ground	Basement		Stilts		Podium		Mechaniz ed	Rotating
		Without Stalk	With Stalk	Without Stalk	With Stalk	Without Stalk	With Stalk		
1	25 Sqmt	35 Sqmt	16 Sqmt	30Sqmt	15 Sqmt	35 Sqmt	16 Sqmt	16 Sqmt	5 Sqmt

### 8.6.8.1.3 Basement parking

- **For Two-wheeler**

- i. Basement parking shall be permitted on plot abutting Minimum Road width 18 mt or above.
- ii. Basement parking shall be permitted on plot having minimum plot width 18mt or more & minimum plot depth 20 mt or more.
- iii. Front, side & Rear Margins for Basement parking shall be as per Regulation 8.6.5.1, 8.6.7.
- iv. Minimum Ramp width (both way) shall be 4 mt & minimum Ramp slope 1:8
- v. Minimum Two-wheeler bay size shall be 1 m x 2 m.
- vi. Lower Basement Shall be permissible.
- vii. Maximum two number of levels of basement shall be permissible subject to mechanical ventilation as per provisions in National Building code - 2016, water proofing and structural safety.
- viii. The height of basements from floor to ceiling shall be as per Regulation no. 8.6.7.2.
- ix. Height of first basement above ground level will be maximum 1.5 mtrs below the roof slab. Where stilt or podium parking is permitted, the first basement roof will be levelled with the ground.
- x. The ramp within setbacks shall be permissible subject to free and convenient movement of fire tender.
- xi. Adequate fire safety, light and ventilation and air change through mechanical means shall be provided as per provisions in National Building Code, 2016.
- xii. Permissible uses in basements shall be as per Regulation no. 8.6.7.3

xiii. Basement parking can also be Mechanized instead of conventional ramps.

- **For Four-wheeler**

- i. Basement parking shall be permitted on plot abutting Minimum Road width 18 mt or above.
- ii. Basement parking shall be permitted on plot having minimum plot width 18mt or more & minimum plot depth 20 mt or more.
- iii. Front, side & Rear Margins for Basement parking shall be as per Regulation 8.6.5.1, 8.6.7.
- iv. Minimum two ramps (separate ramps for entry and exit) should be provided with width 4 mt one way & minimum Ramp slope 1:8 for straight type ramp, 1:10 for ramp with turns.
- v. Minimum drive way 4.5 mt for one-way circulation, 6mt for two way circulation.
- vi. Minimum Four-wheeler bay size shall be 2.5 m x 5 m.
- vii. The height of basements from floor to ceiling shall be as per Regulation no. 8.6.7.2.
- viii. Height of first basement above ground level will be maximum 1.5 mtrs below the roof slab. Where stilt or podium parking is permitted, the first basement roof will be levelled with the ground.
- ix. The ramp within setbacks shall be permissible subject to free and convenient movement of fire tender.
- x. Adequate fire safety, light and ventilation and air change through mechanical means shall be provided as per provisions in National Building Code, 2016.
- xi. Permissible uses in basements shall be as per Regulation no. 8.6.7.3

- xii. Basement parking can also be Mechanized instead of conventional ramps.
- xiii. Combination of two-wheeler & four-wheeler vehicle parking Shall be allowed.

#### **8.6.8.1.4 Common Parking Space**

If the total parking space as required by these Regulations is provided by a group of property owners for their mutual benefit within a distance 500 meters from their property, such common use of space for parking may be construed as meeting the off-street parking requirements under these Regulations subject to the approval of the Commissioner. If such common parking space is proposed for a group of buildings the owners of such buildings shall submit a layout thereof and also a registered undertaking stating that the area earmarked for the parking space will not be built upon and will be utilized for parking purpose only.

#### **8.6.8.1.5 Parking for Non-Motorized Vehicular Zone (NMV Zones)**

For NMZ Zones marked in fig 53 required parking space shall be provided as per Regulation no. 8.6.8.1.2 in the premises itself. If the required parking space cannot be provided, then plot owners can pay parking facility charges as per Regulation no. 8.7.4

## 8.6.8.2 Public Parking

### 8.6.8.2.1 On-Street Parking Regulations

#### For Four-wheeler & two-wheeler

**Table 31 Dimension for car bays**

S.No.	Types of parking	Clear width From Kerb (mt)	Length required for each car measured parallel to the Kerb Line (mt)
1.	Parallel	2.5	5.0
2.	30 degrees	4.66	5.0

**Note:**

- These On- street parking Regulation shall be applicable on Street having ROW 18 mt or more than 18 mt.
- The general dimension for a four-wheeler bay are taken as 2.5 meters by 5 meters, same bay can park 4 nos of two wheelers (Bay size 1 m by 2 m).

### 8.6.8.2.2 Off-Street Parking Regulations

#### a) Multi-Level Parking with Conventional Ramp

- **For Two wheeler parking**

- i. Minimum plot size = 200 sq.mtrs.
- ii. Minimum width of road = 9 mtrs.
- iii. Maximum height shall be as per Regulation no. 8.6.4.
- iv. In the areas identified for multi-level parking, only 2 shops with an area of 25sqmts. each & 1 office not exceeding 20 sqmts. of the operator of parking on ground floor may be allowed for commercial activities by the competent authority & the balance covered area shall be utilized for parking facility.
- v. Front MOS shall be 3 mt & Side MOS shall be 2.5 mt , in case if road abuts on side, No MOS on road abutting side.
- vi. Minimum Ramp width (both way) shall be 4 mt & minimum Ramp slope 1:8
- vii. Multi-level parking facility shall be allowed in all type of plots.
- viii. Parking provision Layouts shall be approved by the competent authority.
- ix. Adequate sprinklers, exits, ramps and fire-fighting provisions as per provisions in National Building Code – 2016 shall be provided.

- **For Four wheeler parking**

- x. Minimum plot size = 400 sq.mtrs.
- xi. Minimum width of road = 9 mtrs.
- xii. Maximum height shall be as per Regulation no. 8.6.4.
- xiii. In the areas identified for multi-level parking, only 2 shops with an area of 25sqmts. each & 1 office not exceeding 20 sqmts. of the operator of parking on ground floor may be allowed for commercial activities by the

competent authority & the balance covered area shall be utilized for parking facility.

- xiv. Front MOS shall be 3 mt & Side MOS shall be 2.5 mt , in case if road abuts on side, No MOS on road abutting side.
- xv. Minimum two ramps (separate ramps for entry and exit) should be provided with width 4 mt one way & minimum Ramp slope 1:8 for straight type ramp, 1:10 for ramp with turns.
- xvi. Multi-level parking facility shall be allowed in all type of plots.
- xvii. Parking provision Layouts shall be approved by the competent authority.
- xviii. Adequate sprinklers, exits, ramps and fire-fighting provisions as per provisions in National Building Code – 2016 shall be provided.
- xix. Combination of two-wheeler & four-wheeler vehicle parking Shall be allowed.

*(Note: If a particular plot owner wants to develop parking facility instead of any other building use, then plot owner shall get the advantage of TDR of twice the FAR as an incentive for facilitating parking for citizens.)*

#### **b) Multi-level Mechanized parking**

Mechanized multi-level parking will be permitted subject to the following;

- i. Minimum width of road = 9 mtrs.
- ii. ECS = 5 to 16 sq. mtrs. or as per the design and Technology.
- iii. Clear Height of one level = 2.1mtrs, if required additional height as per the size of SUV.
- iv. Front MOS shall be 3 mt & Side MOS shall be 2.5 mt , in case if road abuts on side, No MOS on road abutting side.
- v. Maximum height shall not exceed the permissible building height as per Regulation no. 8.6.4.



- vi. Combination of two-wheeler & four-wheeler vehicle parking Shall be allowed.
- vii. Adequate safety measures for mechanical equipment's.
- viii. Backup of electricity through automatic generators.
- ix. The company shall ensure proper maintenance, structural safety equipment and machinery.
- x. Parking provision Layouts shall be approved by the competent authority.
- xi. Adequate sprinklers & fire-fighting measures shall be as per National Building Code, - 2016.
- xii. Types of mechanized parking: Tower parking, Twin parking, Puzzle parking, Shuttle parking, Revolving parking or as per the design & latest technology.

*(Note: If a particular plot owner wants to develop parking facility instead of any other building use, then plot owner shall get the advantage of TDR of twice the FAR as an incentive for facilitating parking for citizens.)*

### **c) Underground parking below Recreational/Open spaces.**

Parking facilities can be created under the open spaces/parks (except heritage park), playground without disturbing the green areas on the surface and surrounding environment. The approvals from the concerned Authority are mandatory. The guidelines are as follows;

- i. Minimum area of open spaces/park/playground = 500 sq.mtrs.
- ii. Minimum width of abutting road = 18mtrs.
- iii. Up to 50% of the area to be utilized for underground parking with maximum two basements.
- iv. Ramps to be provided with not more than 1:10 slope.

- v. Maximum height from the road level shall be 0.5 mtrs with provision for mechanized light and ventilation.
- vi. Minimum set back from the boundary of the park will be 1.5 mtrs for the purpose of staircase and ramps.
- vii. Fire & structural safety measures shall be as per National Building Code, - 2016
- viii. Minimum depth of the earth shall be 0.5mtrs.for planting shrubs and grass.
- ix. Adequate drainage for irrigation facilities and for water proofing shall be mandatory.
- x. The Authority may consider to relax the minimum area limit depending upon the requirement in a particular area.
- xi. When parking space is to be provided for motor vehicles, it shall not be less than 20 square metre in open area and 30 square metre in basement and in stilts and for scooters and cycles the parking spaces provided shall not be less than 3 square metres and 1.40 square metres per ECS respectively.

#### **a) On Open-Plot Parking Regulations**

- i. Minimum plot size = 500 sq.mtrs.
- ii. Minimum width of road = 12 mtrs.
- iii. Minimum dimensions of parking stalls

A Parking Stall refers to the space for parking of one motor car, that is, a car parking lot. The space of the stall should be rectangular. The longer side is known as length and the shorter side is the width. In parallel parking, the longer side is parallel to the parking aisle or driveway.

The minimum dimensions required of a car parking stall are as follows:

Stall width: 2500

Stall length: 5000

Stall length for parallel parking: 5400

Provision for Parking Layouts shall be as follows

The minimum width of parking aisle shall be as follows:

Parking Angle	1-way Traffic Flow		2-way Traffic Flow
	Bays on 1 side	Bays on 2 sides	Bays on 1 or 2 sides
Parallel	3600mm	3600mm	6000mm
30°	3600mm	4200mm	6300mm
45°	4200mm	4800mm	6300mm
60°	4800mm	4800mm	6600mm
90°	6000mm	6000mm	6600mm

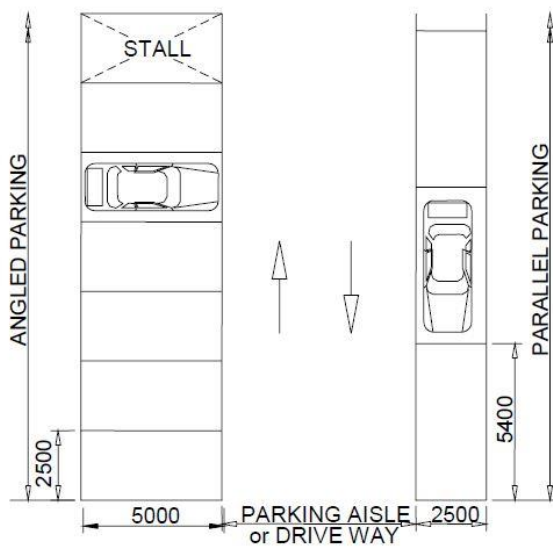


Figure 70 Dimension for parking layouts

### 8.6.9 Premium/Charges for Mixed-use, Commercial-Use, Additional F.A.R. & Parking in Respective Zones

Table 32 Premium/ Charges

Particulars	R	R-C	C	PSP
<b>Value Capture Fund</b>	Applicable	Applicable	Applicable	Applicable
<b>Mixed-Use</b> (annually) (as per regulation no. 8.7.3)	Applicable	N.A.	N.A.	N.A.
<b>Commercial-Use</b> (one-time) (as per regulation no. 8.7.1)	N.A.	Applicable	Applicable	N.A.
<b>Additional F.A.R.</b> (one-time) (as per regulation no. 8.7.2)	N.A.	Applicable	Applicable	Applicable
<b>Parking Charges</b> (one-time) (as per regulation no. 8.7.4)	Applicable	Applicable	Applicable	Applicable
<b>Amalgamation Charges</b> (one-time) (as per regulation no. 8.7.5)	Applicable	Applicable	Applicable	Applicable

## 8.7 Value Capture Finance

Following are the Value Capture Finance Methods & Regulations respectively.

### 8.7.1 Value Capture Fund

- a) Value Capture Fund is applicable on Influence Zone. Influence Zone will be 60m on either side of RoW developed for public transport system and the roads must be with RoW 18m and above.
- b) For the properties abutting to the road as prescribed above, the Value Capture Fund should be at the rate of 5% on Collector Guideline Rate.
- c) For the properties which are not abutting the road and backside of the road facing properties, the fees shall be at the rate of 2.5% on Collector Guideline Rate.
- d) The above fees shall be charged at the time of building permission by Implementing Agency.

### 8.7.2 Commercial Use Charges

- e) These are the charges for the Commercial use, shall be taken as premium on FAR and shall be payable once.
- f) These charges shall be applicable for R-C Zone & C Zone.
- g) Commercial use charges will be calculated as

Total payable Fee = (Plot/Land area) x (Consumed FAR) x (land value, Prevailing collector rate) x 0.05

### 8.7.3 Premium on additional FAR.

- a) These are the charges for additional Floor Area Ratio (FAR) and shall be payable once.
- b) These charges shall be applicable for R-C zone, C zone, PSP Zone.
- c) The additional FAR permitted shall not exceed the FAR already permissible in the Smart City Master Plan.

- d) The additional FAR permitted shall be purchased 50% through Premium on FAR by Implementing Agency and 50% through TDR.
- e) In case if TDR is not available then plot owner can avail 100 % additional FAR through FAR premium provided by Implementing Agency.
- f) An application for availing additional floor area ratio (FAR) shall be made to the competent authority of ISCDL. Such application shall be accompanied by the documents mentioned in the form in the annexure, and a fee of Rs 5000. The Competent authority after examination the application may allow additional floor area ratio to the applicant to the extent permitted in rule hereinabove.
- g) The application for grant of additional FAR shall be considered only in case the plot in questions is a part of a layout plan duly approved by the competent authority.
- h) Premium on Additional FAR will be calculated as follows:  
= (Purchased Additional FAR in Sqm.) x (25% of the prevailing collector guideline rate)
- i) The Sale/Purchase of Transfer of development rights shall be as per the Govt. Policy & regulations.
- j) After purchase of additional FAR, Authority will issue the certificate of extra FAR purchased from the Authority. Only after getting the certificate, the property owner will get the building permission for additional FAR.

#### **8.7.4 Premium on Mixed use.**

- a) These are the charges for the Mixed use (non-residential use) in the residential use and shall be payable annually.
- b) These charges shall be applicable for R Zone.
- c) Premium on Mixed Use will be calculated as follows:

Total payable amount: (Prevailing collector guidelines rate (per Sqm) x 0.01 x (Total Area used as non-residential)).

- d) As per the mixed-use policy, use of non-residential activity in residential building shall pay the above prescribed charges before building permission. These charges shall be paid before building permission
- e) Any mixed use which is in existence in residential area, the owner shall get the revised approval from competent authority within 2 years from the date of notification of Special Development control regulations. If the owner fails to get the revised permission then, owner will be penalized 10 times the additional charges for the mixed use for the period after the date of notification.
- f) These mixed-use charges which will be deposited with the ULB, the particular amount will be used for infrastructure development and parking development.
- g) The ULB has a right to inspect, penalize the properties which are under mixed use category.

### **8.7.5 Premium on Parking**

These charges shall be applicable for R-Zone, R-C zone, C zone, PSP Zone.

If required parking space as per Regulation no. 8.6.8.1.2 cannot be provided due to plot size constraints, then plot owners can pay parking facility charges as follow:

Parking Charges = (Prevailing Collector Guidelines rate) x 25% x (Total Required Parking Area)

### **8.7.6 Premium on Plot amalgamation.**

These charges shall be applicable for R-Zone, R-C zone, C zone, PSP Zone.

Plot amalgamation charges will be calculated as

- a) For R- Zone

Premium = (Total amalgamated land in Sqm) x Rs 100

b) For RC-Zone & C-Zone

Premium = (Total amalgamated land in Sqm) x Rs 200

c) For PSP-Zone

Premium = (Total amalgamated land in Sqm) x Rs 50



## 8.8 Regulations for Zones – PSP, G, T

The following regulations are applicable for the following zones: Public-Semi-Public (PSP), Recreational Zone (G), Transport Zone (T) & Environmentally Sensitive Green Area (SG).

### 8.8.1 Permissible Uses

#### 8.8.1.1 Permissible Uses in Public-Semi-Public (PSP)

Permissible uses & Non-Permissible uses shall be as per Regulation 8.5.3 above.

For Hospital/ Maternity Home/ Nursing Home Minimum Built up area shall be 90 Sqm per Bed.

#### 8.8.1.2 Permissible Uses in Recreational Zone (G)

##### 1. Open Space and Recreational Area

Permissible uses & Non-Permissible uses shall be as per Regulation 8.5.3 above.

##### 2. City Park

In view of Conservation & Maintenance of the city Parks, the Activities listed in the Regulation 8.5.3 above shall be permissible by the Competent authority.

*Note: open space for facilities like septic Tank, overhead tanks, substations etc. shall be provided in addition to the regular open space in the layout.*

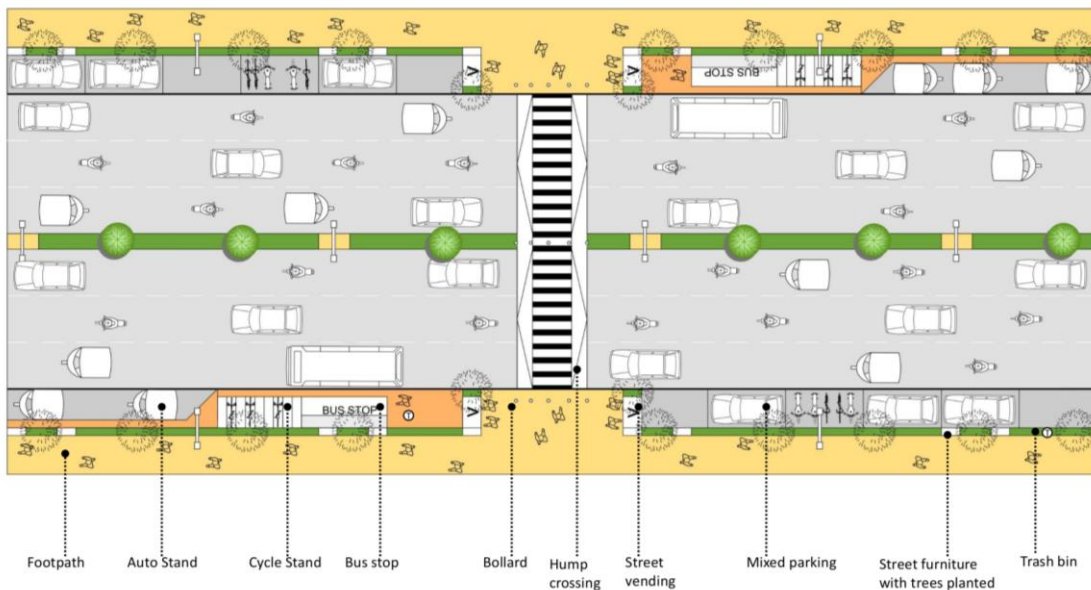
#### 8.8.1.3 Permissible Uses in Transport Zone (T)

Permissible uses & Non-Permissible uses shall be as per Regulation 8.5.3 above.

##### 8.8.1.3.1 Design consideration for Streets

- i. Provision of Footpaths on all streets, except on traffic calmed small streets.
- ii. Footpath shall be continuous unobstructed & minimum width shall be as per Section in the Annexure.

- iii. Provision of Bus Stops (Shall not create hindrance for pedestrians) & Safe pedestrian crossings near Bus stops.
- iv. Space for Street vendors/Hawkers without creating hindrances to pedestrian movement.
- v. Location & number of vendors shall be decided by competent authority.
- vi. Provision of unobstructed Street Furniture's
- vii. Litter/Trash bin.
- viii. Informatory & cautionary signages (as per IRC guidelines)



**Figure 71 Sample Street strip Plan**

- ix. Development & Regularization On-street parking should be provided on streets with ROW 18 mt or above.
- x. Space for Public toilet (unobstructed)
- xi. All the Underground utilities for e.g.: storm water drainage, sewerage lines, water pipe line, telecom line etc. shall be as per section proposed in the annexure.
- xii. Road markings (as per IRC guidelines).

**Note:** Refer & follow Street Design Guidelines-DDA & IRC guidelines for detail design regulations.

**8.8.1.4 Permissible Uses by Road width**

As per Regulation no. 8.6.1.4 of these regulations.

### 8.8.2 Permissible Floor Area Ratio (FAR) For PSP, G, T

1. The base FAR for zones PSP, G, T shall be as mentioned in Table 33 below.
2. No Additional FAR shall be purchasable on G and T zones.

**Table 33 FAR for PSP, G & T**

FAR Table as Per Road Width		
S.no	Zones	Base F.A.R
1	PSP	1.0 (additional FAR as per 8.7.3)
2	G (Recreational)	0.05
3	T (Transport)	1.0

### 8.8.3 Building Height

#### 8.8.4 Maximum Permissible Height

The Maximum Permissible Building Height shall be as per provisions of Regulation no. 8.6.4 and regulated according to the width of the road on which it abuts as mentioned in the regulation no. 8.6.1.4.

### 8.8.5 Margins

#### 8.8.5.1 Road Side Margins for PSP, G & T Uses

The margins for any building development shall be as per Regulation no. 8.6.5

### 8.8.6 Permissible Ground Coverage

For PSP, G & T Zones, the maximum permissible ground coverage shall be as per Table 34 below.

**Table 34 Permissible Ground Coverage for PSP, G & T Zone**

S.No.	Land Use Zone	Max. Ground Coverage
1.	Public Semi Public	50%
2.	Recreational Green	5%
3.	Transport	25%

### **8.8.7 Parking**

The parking requirements for PSP, G & T shall be as per Regulation no. 8.6.8 above.

## 8.9 Regulations for Environmentally Conserved Green Zone (CG)

1. It is an environmentally conserved land-use where no building construction is permitted.
2. Development activities within this zone shall conform to the regulations given here under;
  - a) The green buffer along the Nallas/ Rivers as shown in the Map No. 1  
The open space along the River/tributary shall be minimum 30 meters from the highest water level.
  - b) Development of road/mechanized parking/off-street parking as per regulation no. 8.6.8 shall be permissible in this zone by the competent authority.
  - c) Plantation and sit outs, shall be permissible within this zone by the competent authority.
  - d) Development permissions for Recreational activities or sightseeing areas shall be given as per the regulation no. 8.5.3 in these regulations within this zone by the competent authority.
  - e) Structures of historical/heritage importance in this zone shall be preserved. Any restoration works needed to be carried out shall be encouraged with the permission of the competent authority.
  - f) Existing building coming within this zone shall not allowed to add any additional coverage or F.A.R.

## 8.10 Regulations for Redevelopment Parcels

The following regulations are applicable for the Redevelopment land parcels as shown in Map no. 1

### 8.10.1 Permissible Uses

#### 8.10.1.1 Permissible Uses for Redevelopment area lying in dominant zone as per Map No. 1

Permissible uses & Non-Permissible uses shall be as per the dominant zone on which the Redevelopment parcel lies and shall be as per Regulation no. 8.5.3 above.

1. The percentage of permissible uses allowed on Total Built-up area of Redevelopment Parcel shall be as per Table 35 below;

**Table 35 Permissible uses of a Redevelopment Parcel lying on specified predominant land-use**

S.No.	Permissible Use	Percentage of Permissible uses on Total Built-up area of Redevelopment Parcel	
		If, it lies in Predominantly Residential zone	If, it lies in Predominantly Commercial zone
1.	Residential	70 %	40%
2.	Commercial	20%	50%
3.	PSP	10%	10%

*Note: 1. For Residential Area Informal sector will be 15% as per the norms and For Commercial Area Informal sector shop area should be 2.5 % of the commercial built up area.*

*2. Area under PSP may be accommodated in Residential or Commercial as per requirement.*

### 8.10.1.2 Permissible Uses by Road width

The Minimum width of the abutting road shall not be less than 18 M for redevelopment parcels.

### 8.10.2 Development of Land

1. Minimum area of the land/plot for redevelopment shall be 0.2 Hectare, plot may be owned by an individual/ society or pooled of different owners or by govt. body.
2. Aforesaid plot/land for Redevelopment, must have planning permission in which the city level circulation is coordinated, essential provisions for sector/sub sector level amenities, facilities, utilities and services and provision for informal sector shall be ensured as per the provision of Madhya Pradesh nagar Palika Colonizer registration (Nirbandhan Tatha Sharthey) Niyam 1998.
3. Development of Redevelopment parcels shall be permissible only if, minimum Plot width/Land Frontage is 30 m on the abutting road as mentioned in regulation no. 8.10.1.2 above.

*Note:*

*Provision for economically weaker section shall be incorporated in the Redevelopment Layouts as per Madhya Pradesh nagar Palika (Coloniser registration Nirbandhan Tatha Sharthey) Niyam 1998 or the policy of the State Govt. laid down from time to time.*

### 8.10.3 Permissible Floor Area Ratio (FAR) For Redevelopment Parcels

1. The base FAR for Redevelopment parcel shall be 1.5 as mentioned in below.
2. Additional FAR purchasable shall be as per Table no. 36 below.
3. Area covered by Atrium and mezzanine floors shall be counted towards computation of FAR.
4. The Permissible F.A.R shall comprise Base F.A.R, TDR and Additional F.A.R as prescribed in below:

**Table 36 Permissible FAR for Redevelopment Parcels**

<b>Permissible FAR for Redevelopment Parcels</b>				
<b>S.N.</b>	<b>RoW</b>	<b>Base F.A.R.</b>	<b>Additional F.A.R. (50% TDR &amp; 50% IMC)</b>	<b>Total Permissible F.A.R.</b>
1	30 m	1.5	1.5	3
2	24 m & 18 m	1.5	1	2.5

## 8.10.4 Building Height

### 8.10.4.1 Maximum Permissible Height

The Maximum Permissible Building Height shall be as per provisions of Regulation no. 8.6.4 and regulated according to the width of the road on which it abuts as mentioned in the above-mentioned regulation.

## 8.10.5 Margins

### 8.10.5.1 Road Side Margins for Redevelopment Parcels

The margins for any building development shall be as per Regulation no. 8.6.5.

### 8.10.5.2 Minimum Margin between Buildings

1. Minimum distance between two buildings shall be 1/3 the height of taller building.
2. If two buildings next to each other have different heights, required margin for taller building shall be applicable. For example- if one building is of 25mts and the adjacent building is of 45mts in height, the minimum margin between these two buildings shall be 15.0mts.

### 8.10.5.2 Permissible Ground Coverage

1. The maximum permissible ground coverage shall be 50%.
2. Minimum Common Open Space of 10% shall be provided and no edge of such open space shall be less than 7.5m.

## 8.10.6 Parking

1. The parking norms for Redevelopment parcels shall be as per Regulation no. 8.6.8.



2. Provision of individual parking shall be compulsorily provided for every redevelopment land parcel.

## 8.11 Regulations for Urban Heritage Area

### 8.11.1 Applicability

These Regulations will apply to those buildings, arte-facts, structures and/or precincts of historical and/or aesthetical and/or architectural and/or cultural value (hereinafter referred to as listed Buildings/Heritage Buildings and listed precincts/ Heritage precincts) as marked on the Map No. 1.

### 8.11.2 Restriction on Development/Redevelopment/Repairs, Etc.

- a) No development or redevelopment or engineering operations or additions, alterations, repairs, renovation including the painting of buildings, replacement of special features or demolition of the whole or any part thereof or plastering of said listed / heritage buildings or listed Heritage precincts shall be allowed except with the prior written permission of the Commissioner in consultation with the Heritage Conservation Committee to be appointed by Government (hereinafter called “the said Heritage Conservation Committee”). The Commissioner may overrule the recommendations of the said Heritage Conservation committee by recording reasons in writing.
- b) In relation to religious buildings in the said list, the changes, repairs, additions, alterations and renovations required on religious grounds mentioned in sacred texts or as a part of holy practices laid down in religious codes shall be treated as permissible, subject to their being in accordance and consonance with the original structure and architecture designs, aesthetics and other special features thereof. Provided that before arriving at his decision, the Commissioner may take in to consideration the recommendations of the Heritage Conservation Committee.
- c) Provisions of this Regulation shall be applicable only in Grade-II category of heritage Buildings for reconstruction and redevelopment of buildings undertaken under these Regulations no. 8.11.5.

d) Identified and listed heritage building even under private ownership will not be allowed to be demolished.

**8.11.3 Power to Alter, Modify The List Of Heritage Buildings And Heritage Precincts**

The said list of buildings, artefacts, structures and precincts of Historical, and/or aesthetical and/or architectural and/or cultural value to which this Regulations applies may be supplemented, altered, deleted or modified from time to time by Government on receipt of proposals from the Commissioner or by the Government.

**8.11.4 Grant of Transferable Development Rights In Case Of Loss Of Development Rights**

If any applications for development is refused under this Regulations and conditions are imposed while permitting such development which deprive the owner/lessee of any unconsumed development rights, the said owner/lessee shall be compensated by grant of Development Right Certificate in terms of TDR as GOMP TDR policy. The extent of TDR permissible will be difference between the permissible development rights on the plot and the consumed BUA of the heritage structure. The grant of TDR shall be subject to a contract between the owner/lessee and IMC, binding the owner/ lessee to conserve the heritage building in a prescribed manner.

**8.11.5 Grading of The Listed Buildings/ Listed Precincts**

In the last column of the said list of Heritage Building, Heritage precincts, "Grades" such as II, or III have been indicated. The meaning of these Grades and basic guidelines for development permissions are as follows:

**Table 37 Grading of the Listed Buildings/ Listed Precincts**

Sr. No.	Grade II	Grade III
1.	Scope - Heritage Grade II comprises building/ precincts, of regional or local importance, possessing	Heritage Grade-III Comprises of buildings and precincts of importance for town scape, they

	<p>special architectural or aesthetical merit or cultural or historical value, though of a lower order. They are local landmarks contributing to the image and identity of the city. They may be the work of master craftsmen or may be models of proportion and ornamentation, or designed to suit particular climate.</p> <p>Heritage Grade II buildings within the premises (open space/compound) of which independent/separate additional building(s)/structure(s) may be permitted to be constructed, owing to the availability of adequate surrounding open space and unconsumed F.A.R., have been assigned Grade-II B. The remaining Grade II buildings have been assigned Grade - II A.</p>	<p>evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade- II. These contribute to determine the character of the locality, and can be representative of a life style of a particular community or region and may also be distinguished by setting of a street-line or special character of the facade and uniformity of height, width and scale.</p>
<p>2.</p>	<p>Objective - Heritage Grade-II deserves intelligent conservation.</p>	<p>Heritage Grade III - Deserves protection of unique features and attributes.</p>
<p>3.</p>	<p>Scope for development – Grade-IIA: In addition to the scope for development permissible for Grade-I, internal changes, and adaptive reuse may be</p>	<p>External and internal changes and adaptive reuse would generally be allowed. Changes can include extensions / additional buildings in the same plot or compound</p>

<p>generally allowed. In certain circumstances, extension of a Grade-IIA heritage building may also be allowed; provided that such extension shall be in harmony with (and shall not detract from) the Grade-IIA heritage building concerned or precinct, especially in terms of height and/or facade. External changes too may be permitted, subject to strict scrutiny. Care should be taken to ensure the conservation of all special aspects/features of Grade-IIA building concerned.</p> <p>Grade-IIB:</p> <p>In addition to above, additional building(s) in the same plot or compound may, in certain circumstances, be allowed; provided that, such additional building(s) shall be in harmony with (and shall not detract from) the Grade-IIA heritage building(s) or precinct, especially in terms of height and/or facade and such buildings shall be termed as Grade-IIB heritage buildings.</p>	<p>provided that extension / additional building is in harmony with and does not detract from the existing heritage building / precincts especially in terms of height and/or facade. Reconstruction may be allowed when the building is structurally weak or unsafe or when it has been affected by accidental fire or any other calamity or if reconstruction is required to consume the permissible F.A.R. and no option other than reconstruction is available.</p> <p>Reconstruction may also be allowed in case of those buildings which attracts the provisions of SDCR Reconstruction may be allowed in those buildings being repaired/ reconstructed by IMC.</p> <p>However, unless absolutely essential nothing should spoil or destroy any special features or attributes for which</p> <p>It is placed in the Heritage List.</p>
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<p>4.</p>	<p>Procedure:  Development permission would be given by the Municipal Commissioner in consultation with IHCC.</p>	<p>Development permission would be given by the Commissioner in consonance with guidelines to be laid down by Government in consultation with IHCC.</p>
<p>5.</p>	<p>Vistas / Surrounding Development- All the development in the areas surrounding Heritage Grade - II shall be regulated and controlled, ensuring that it does not mar the grandeur of  or views from Heritage Grade-II.</p>	

## 8.12 Urban Design Regulations

### 8.12.1 Step Backs

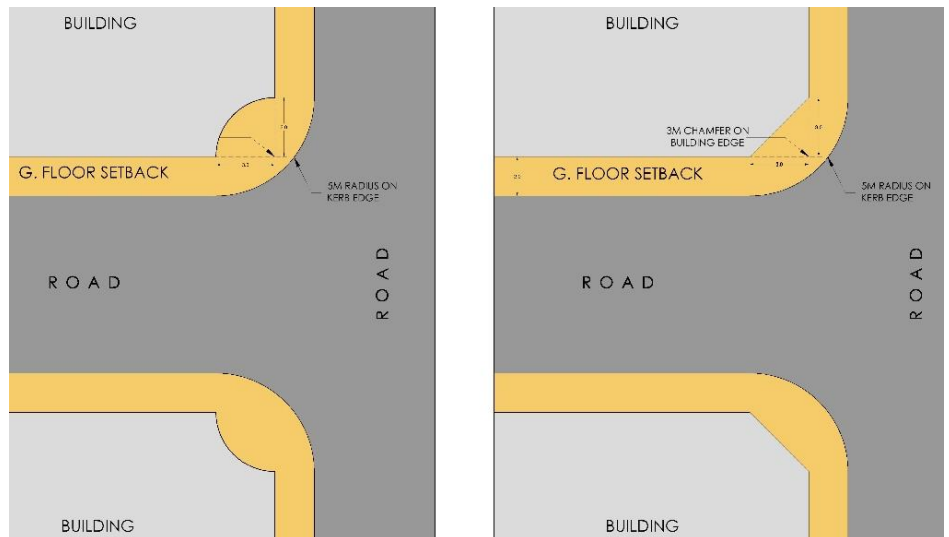
Step-back should be interpreted as a step-like recession in a wall after a defined building height. Building step-backs for streets proposed shall be as given below and as illustrated in Figure 73 to Figure 79.

**Table 38 Front step back**

S.N.	Right of Way	Front Step Back
1.	9.00 M	At height of 9.00 M or at the top level of third slab level from ground whichever is more on both sides of the street. Minimum Step back of width 1.50 M.
2.	12.00 M & 15.00 M	At height of 9.00 M or at the top level of third slab level from ground whichever is more. Minimum Step back of width 1.50 M & additional 1.50 M at height of 15 M or at top level of fifth slab level from ground.
3.	18.00 M and Above	At height of 15.00 M or at the top level of fifth slab level from ground whichever is more. Minimum Step back of width 1.50 M

### 8.12.2 Corner Articulation:

Buildings located at the corner of intersection/ T-intersection plays an important role for Heritage Precinct Area as well as for the entire ABD area. Hence such Buildings shall have to provide a chamfer of 3m or rounded corner with 3m radius.



**Figure 72 Corner articulation**

### 8.12.3 Mandatory Building Line

All developments on the streets shall follow existing dominant front setback as suggested in this chapter.

### 8.12.4 General Note

Plinth Level (Ground Floor Finish Level)	Consistent 300mm from center of Road Line
Public Walkway Level	150mm from center of Road Line
Signage Height / Shopfront Glass Height	To be Consistent 3.0m high from Walkway Level with Clear Shop Front Glass Height of 2.7m
Min. Ground Floor Clear Height	3.0m (Clear from Bottom of Slab to Walkway Top of Finish)

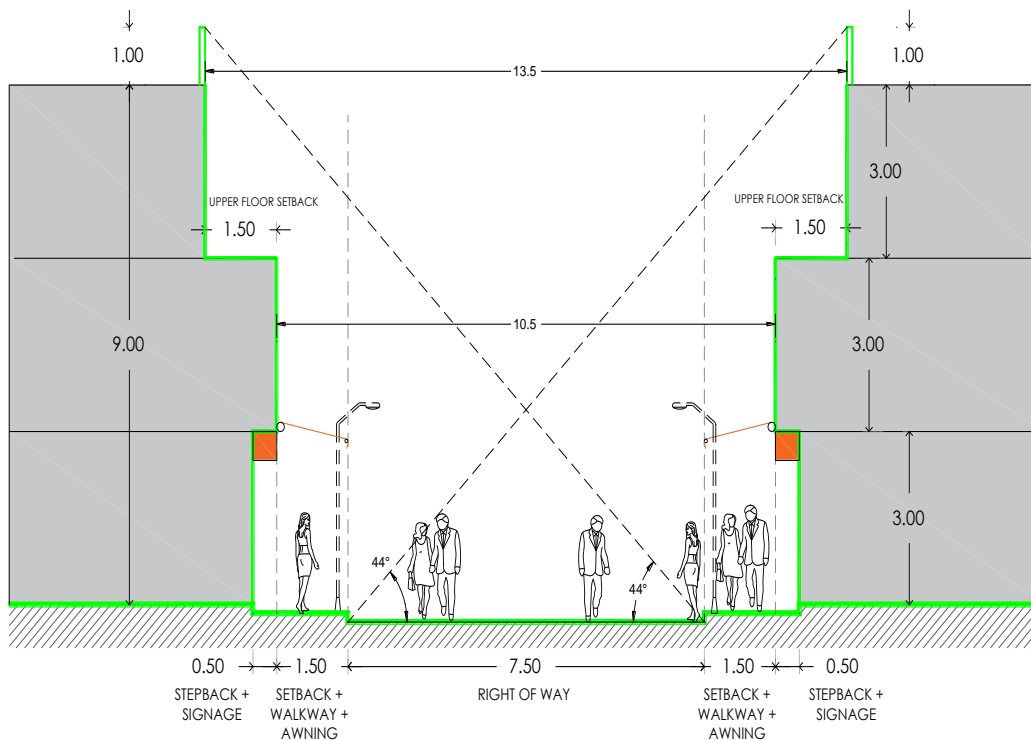
**Notes:**

1. Continuity of Street-Wall: All buildings to align with adjacent building including Ground Floor Shopfront
2. Awning Projection: All Shopfronts to provide 1.5m wide retractable Awning of approved Design & Color to be fixed @ 3.2m from Road Level
3. Signage: Signage should not be more than 300mm thick. Signage Color for every Street shall be as per Advertisement Guidelines as notified by Indore Municipal Corporation.
4. No Projection is allowed in Right of Way Line / Setback Line, in case there's requirement of Balcony that should be designed as a concealed / covered balcony within the setback limits.
5. Steps/ramps for approaching plinth shall not be allowed in the front MOS.



**Table 39 Urban Design Regulations for street with less than 9m RoW.**

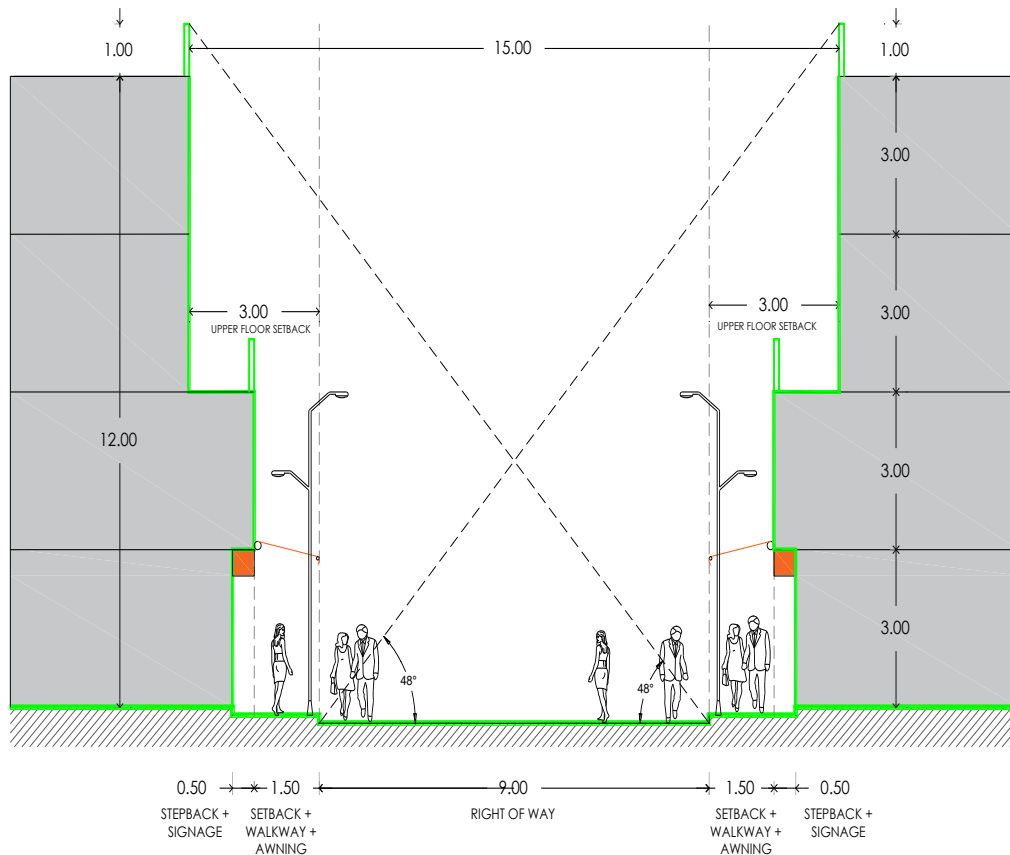
Street Width	Less than 9m (proposed RoW in this Master Plan)
Street Edge / Street Wall Guideline	Continuous Street Wall, all buildings to align consistently along Proposed Setback Line on all Floors
Setback	As per regulation 8.6.5.1
Building / Street Wall	Building Line above Ground Floor to align with proposed ROW Line
Ground Floor Setback	0.5m in addition to the setback as per regulation 8.6.5.1
Upper Floor Stepback	At height of 6.00 M or at the top level of G+1 roof slab level, 1.5m of additional Setback (in addition to the front setback as per regulation 8.6.5.1) would be required from ROW Line.
Max. Building Height	G+2 Floors / 9m
<b>Other Height Control Regulations</b>	
Height Variation with adjacent Buildings	Allowed upto Max. of $\pm 500$ mm from Street Wall Height Guideline: 6m



**Figure 73 ROW 7.5 mt**

**Table 40: Urban Design Regulations for street with RoW 9m**

Street Width	9 m (proposed RoW in this Master Plan)
Street Edge / Street Wall Guideline	Continuous Street Wall, all buildings to align consistently along Proposed Setback Line on all Floors
Setback	1.5m from ROW Line
Building / Street Wall	Building Line above Ground Floor to align with ROW Line
Ground Floor Setback	2.0m Setback from ROW Line
Upper Floor Stepback	At height of 6.00 M or at the top level of G+1 roof slab level, 3.0m Setback would be required from ROW Line.
Max. Building Height	G+3 Floors / 12m
<b>Other Height Control Regulations</b>	
Height Variation with adjacent Buildings	Allowed upto Max. of $\pm 500$ mm from Street Wall Height Guideline: 6m



**Figure 74 ROW 9 m**

**Table 41: Urban Design Regulations for roads with RoW 12m and 15m**

Street Width	12m and 15m (proposed RoW in this Master Plan)
Street Edge / StreetWall Guideline	Continuous Street Wall, all buildings to align consistently along Proposed Setback Line on all Floors
Setback	As per regulation 8.6.5.1
Building / StreetWall	Building Line above Ground Floor to align with ROW Line
Ground Floor Setback	0.5m in addition to the setback as per regulation 8.6.5.1
Upper Floor Stepback-1	At height of 6.00 M or at the top level of G+1 roof slab level, setback (3.50m in case of 12m RoW & 4.00m in case of 15m RoW) would be required from ROW Line.
Upper Floor Stepback-2	At height of 15.00 M or at the top level of G+4 roof slab level, setback (5.00m in case of 12m RoW & 5.50m in case of 15m RoW) would be required from ROW Line.
Max. Building Height	G+5 Floors / 18m
<b>Other Height Control Regulations</b>	
Height Variation with adjacent Buildings	Allowed upto Max. of $\pm 500$ mm from StreetWall Level-1 Height Guideline: 6m StreetWall Level-2 Height Guideline: 15m

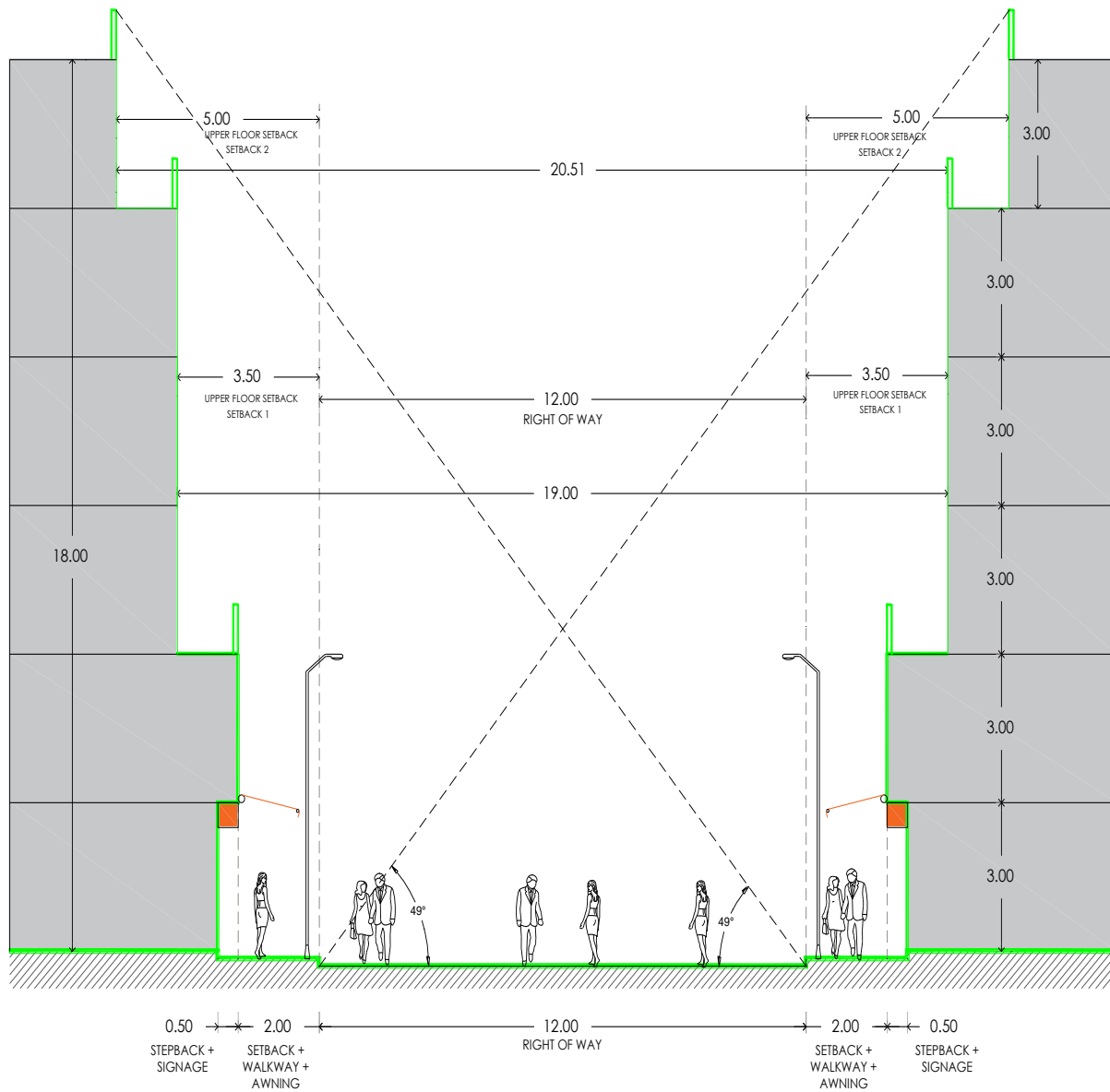


Figure 75 ROW 12 mt

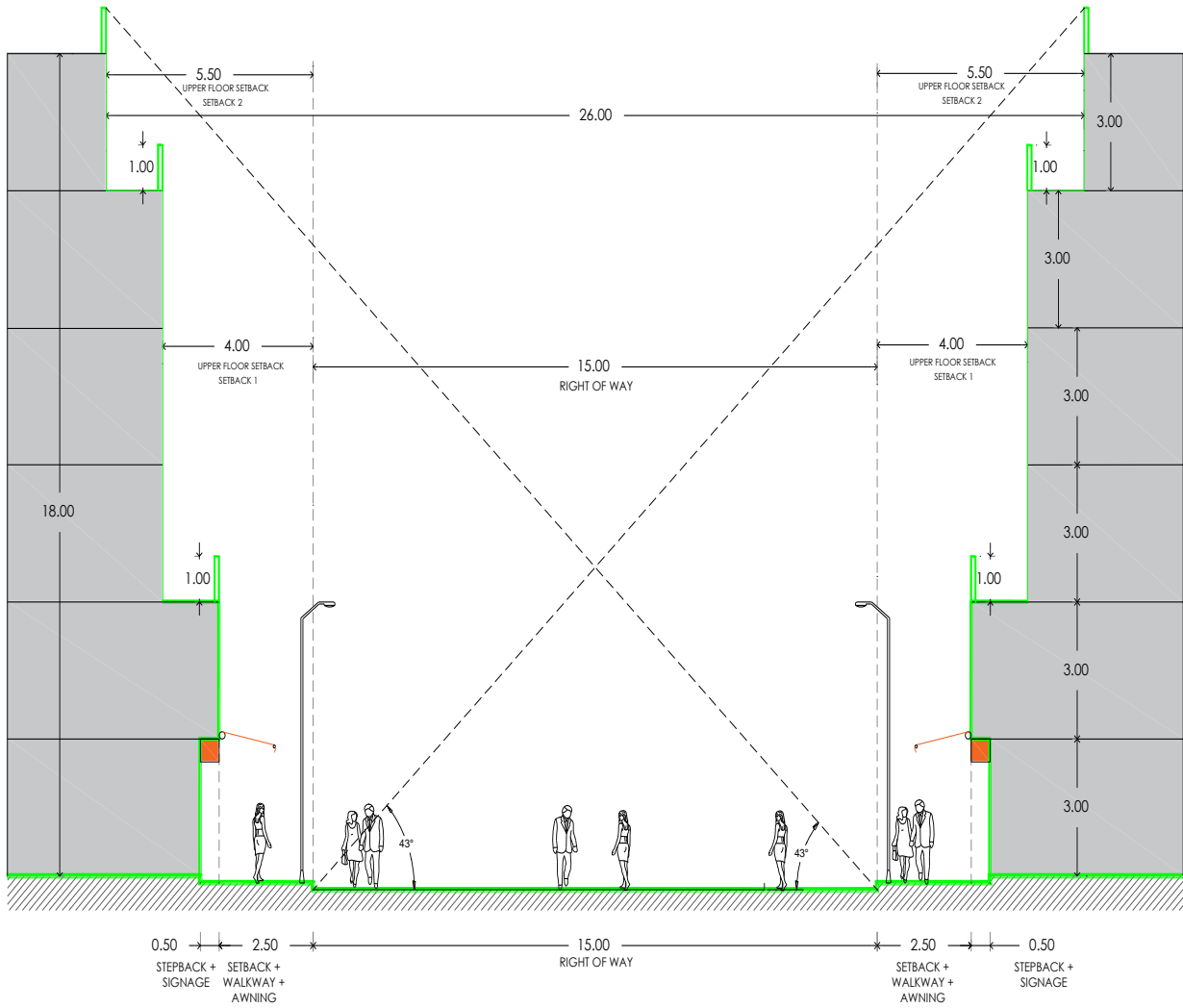


Figure 76 ROW 15 mt

**Table 42: Urban Design Regulations for roads with RoW 18m**

Street Width	18m (proposed RoW in this Master Plan)
Street Edge / StreetWall Guideline	Continuous Street Wall, all buildings to align consistently along Proposed Setback Line on all Floors
Setback	3.0m from ROW Line
Building / StreetWall	Building Line above Ground Floor to align with ROW Line
Ground Floor Setback	3.5m Setback from ROW Line
Upper Floor Stepback-1	At height of 6.00 M or at the top level of G+1 roof slab level, 4.50m Setback would be required from ROW Line.
Upper Floor Stepback-2	At height of 15.00 M or at the top level of G+4 roof slab level, 6.00m setback would be required from ROW Line.
Max. Building Height	G+7 Floors / 24m
<b>Other Height Control Regulations</b>	
Height Variation with adjacent Buildings	Allowed upto Max. of $\pm 500$ mm from StreetWall Level-1 Height Guideline: 6m StreetWall Level-2 Height Guideline: 15m

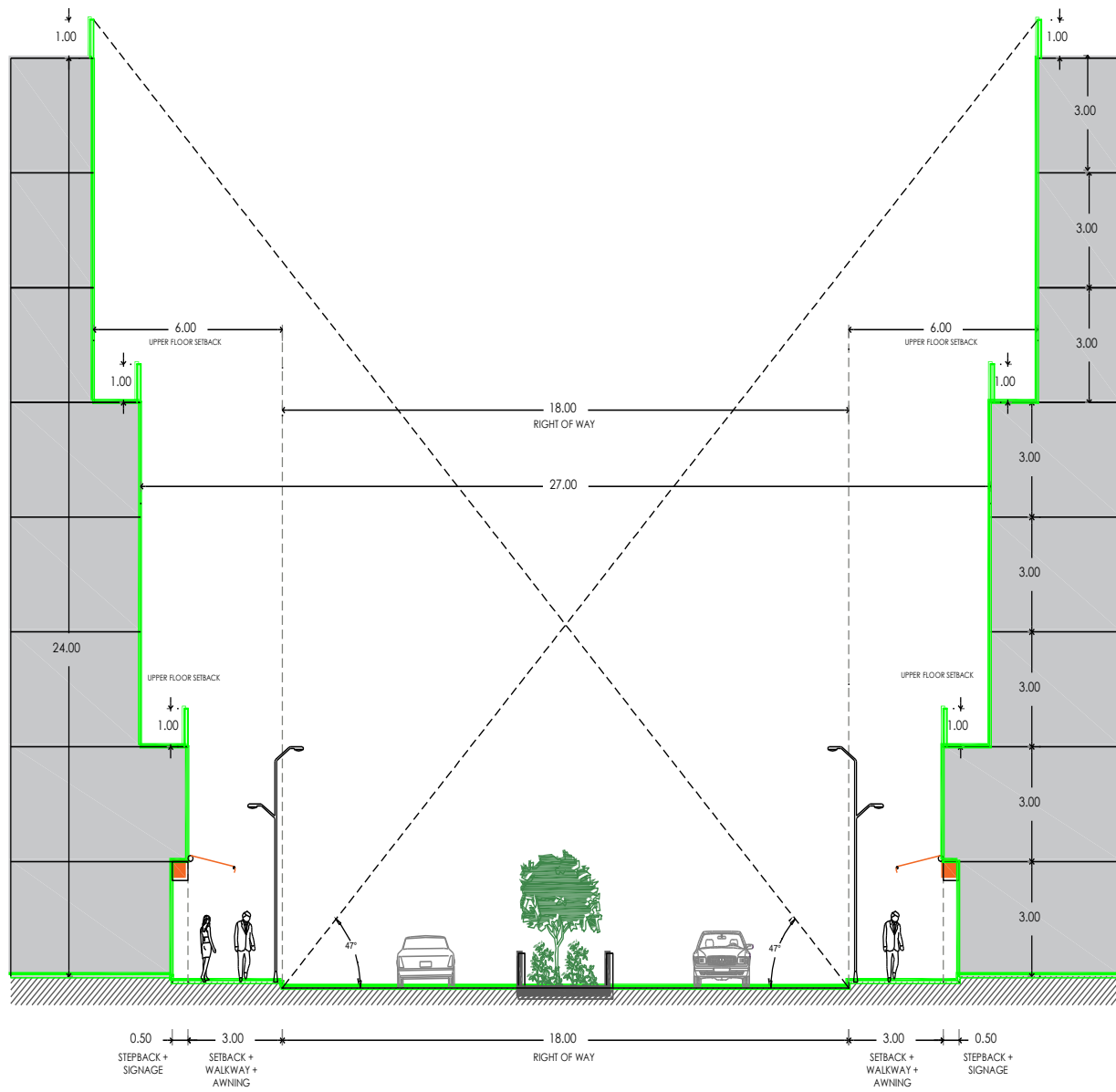


Figure 77 ROW 18 mt

**Table 43: Urban Design Regulations for roads with RoW 24m**

Street Width	24m (proposed RoW in this Master Plan)
Street Edge / StreetWall Guideline	Continuous Street Wall, all buildings to align consistently along Proposed Setback Line on all Floors
Setback	3.5 m from ROW Line
Building / StreetWall	Building Line above Ground Floor to align with ROW Line
Ground Floor Setback	4.0 m from ROW Line
Upper Floor Stepback-1	At height of 6.00 M or at the top level of G+1 roof slab level, 5.00m Setback would be required from ROW Line.
Upper Floor Stepback-2	At height of 15.00 M or at the top level of G+4 roof slab level, 6.50m Setback would be required from ROW Line.
Upper Floor Stepback-3	At height of 24.00 M or at the top level of G+7 roof slab level, min. 8.00m Setback would be required from ROW Line.
Max. Building Height	G+9 Floors / 30m
<b>Other Height Control Regulations</b>	
Height Variation with adjacent Buildings	Allowed upto Max. of $\pm$ 500mm from StreetWall Level-1 Height Guideline: 6m StreetWall Level-2 Height Guideline: 15m StreetWall Level-3 Height Guideline: 24m



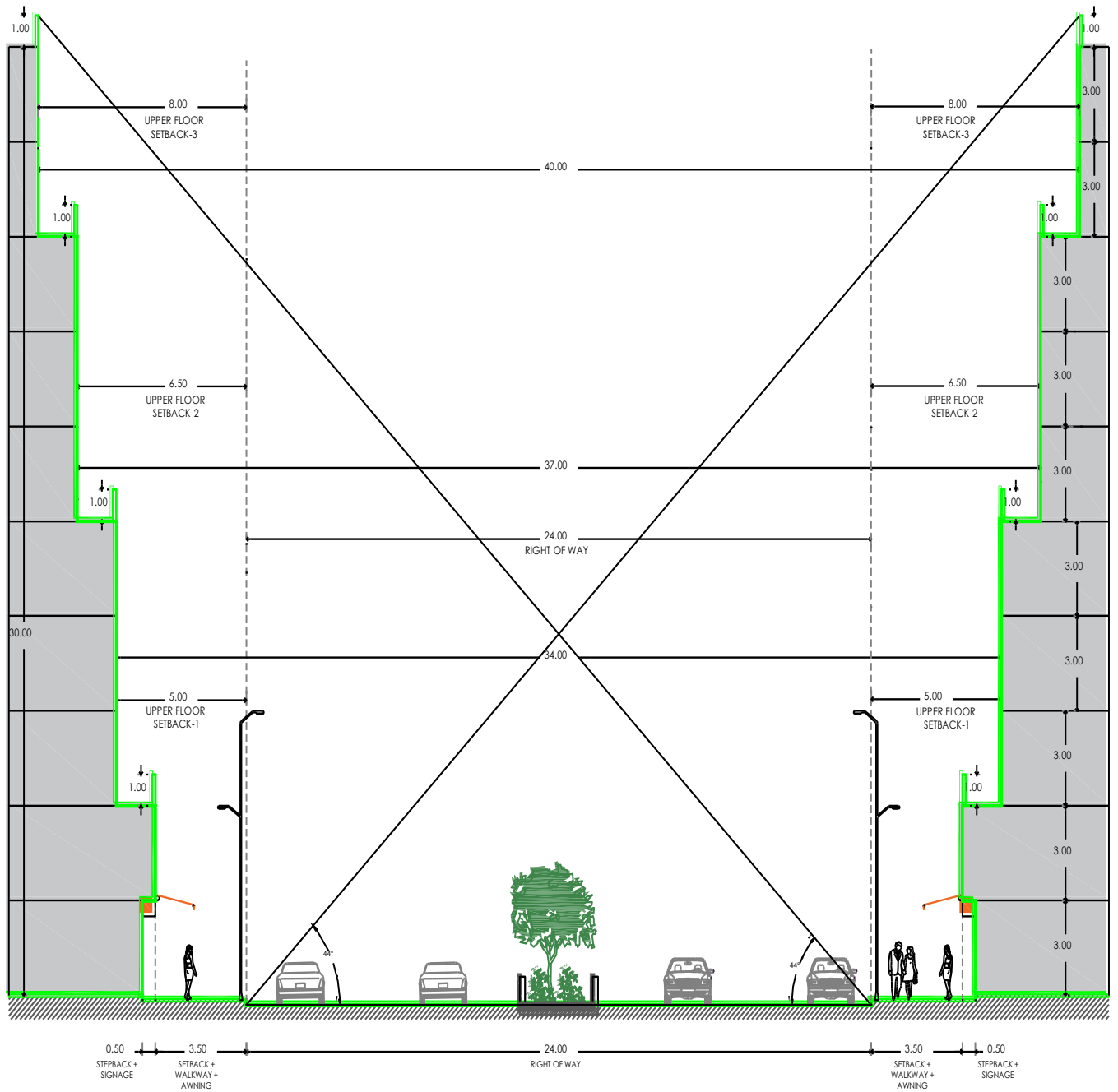


Figure 78 ROW 24 mt

**Table 44: Urban Design Regulations for roads with RoW 30m**

Street Width	30m (proposed RoW in this Master Plan)
Street Edge / StreetWall Guideline	Continuous Street Wall, all buildings to align consistently along Proposed Setback Line on all Floors
Setback	4.0 m from ROW Line
Building / StreetWall	Building Line above Ground Floor to align with ROW Line
Ground Floor Setback	4.5 m from ROW Line
Upper Floor Stepback-1	At height of 6.00 M or at the top level of G+1 roof slab level, 5.50m Setback would be required from ROW Line.
Upper Floor Stepback-2	At height of 15.00 M or at the top level of G+4 roof slab level, 7.00m Setback would be required from ROW Line.
Upper Floor Stepback-3	At height of 24.00 M or at the top level of G+7 roof slab level, min. 8.50m Setback would be required from ROW Line.
Upper Floor Stepback-4	At height of 33.00 M or at the top level of G+10 roof slab level, min. 10.00m Setback would be required from ROW Line.
Max. Building Height	G+14 Floors / 45m
<b>Other Height Control Regulations</b>	
Height Variation with adjacent Buildings	Allowed upto Max. of $\pm$ 500mm from StreetWall Level-1 Height Guideline: 6m StreetWall Level-2 Height Guideline: 15m StreetWall Level-3 Height Guideline: 24m StreetWall Level-4 Height Guideline: 33m

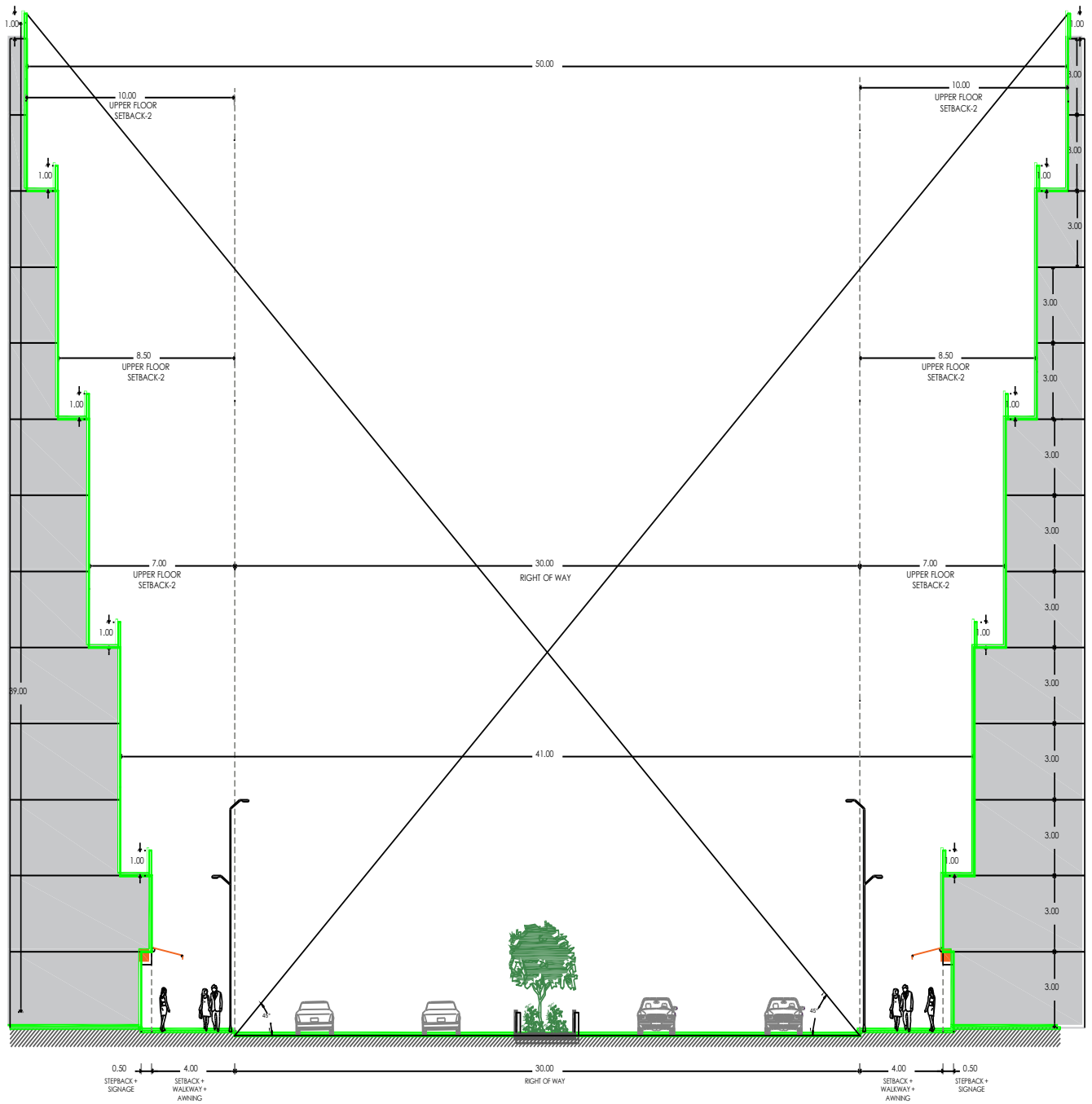


Figure 79 ROW 30 mt

### 8.12.5 Mandatory Façade guidelines

After detail DPR for façade design guidelines for individual street, owner shall mandatory follow the same

### 8.12.6 Extensions to Existing Buildings

Over next few years, many plot owners would wish to extend their buildings. The Proposed extension should be developed with due consideration its appearance and effect on the street scene; its impact on the amenities of neighboring buildings. The Proposed extensions should conform to Urban Design Guidelines for respective Street.

In addition to the Urban Design Guideline for Particular Street, the Proposed Extension to existing building should follow additional guidelines as listed below relating to the size and design of extensions, and the circumstances where extensions are generally acceptable, are intended to act as a guide for building owners. The design and layout of extensions should reflect the design and proportions of the original building particularly for building with Traditional Features and building older than 15 years, for example: -

- UDR-1 Doors and windows should reflect the size, style and sill/lintel of the original.
- UDR-2 Materials should match or be in harmony with those of the original building.
- UDR-3 If the original building had a pitched roof, proposed extension / alteration should also have similar roof form
- UDR-4 Where an existing building is adjoining a road on two sides, i.e. a corner plot, the extension should incorporate sufficient space for turning radius of vehicles as defined by Guideline.

### 8.12.7 Advertisements / Signage

All Advertisement & Signage to be installed in Urban Design Control Area of Indore Smart City would require permission from Planning Authority (Indore Municipal Corporation) unless specific exemption is provided in Guidelines. The following criteria will be applied to all advertisements requiring planning permission.

- UDR-5 Advertisement / Signage hoardings and free-standing signs will not be allowed, except where they are installed on a temporary basis, to screen vacant, untidy or under-construction sites.
- UDR-6 Advertisements / Signage on building should be of a scale and design which relate to the style of the premises on which they are to be displayed. Illuminated fascia signs should be no deeper than 300mm. The illumination of individual letters is preferable to the illumination of the whole sign.
- UDR-7 Advertisements / Signage on side walls and at first floor level will not normally be allowed.
- UDR-8 Projecting signs shall not be allowed except in certain specific cases which would too should be restricted one sign per building and should not project more than 750 mm (including brackets). On illuminated signs, the letters only should be illuminated. Such Projecting Signs should be 3.5m above Road Level.
- UDR-9 Signs and advertisements on shop fronts will normally be restricted to ground floor front wall area in the space provided in the Urban Design Guidelines.

### 8.12.8 New Shopfronts / Renovated Building

- UDR-10 New shopfronts / Renovated Buildings should respect the scale and design of the premises in which they are installed.
- UDR-11 New shopfronts / Renovated Buildings should not involve the removal or alteration of features which are of historical or architectural interest.

- UDR-12 Existing windows should not be enlarged above ground floor level, nor should Ground Floor Façade theme extend above the level of the first floor window sills.
- UDR-13 New Façade should not link multiple building units which are individual and distinct.
- UDR-14 In Commercial areas, where owner requires a roller shutter then a roller grille should be provided in preference to a solid roller shutter. The roller box housing should be concealed where possible. Also, wherever possible Shutter should be on the inside shopfront / shopface such that Shopfront is visually accessible during closed hours.

#### **8.12.9 Buildings in Heritage Zone**

- UDR-15 The Authority expects the design of shopfronts and the fronts of commercial premises, to be of a high standard in Heritage Zone.
- UDR-16 Materials used should be in keeping with the character of the building.
- UDR-17 Where a commercial Corporate Style is required it should be adapted to particular building's existing theme.
- UDR-18 Stallrisers should be retained or replaced where they have previously been removed, as they provide a visual base to the shopfront. Stallriser can also act as Public Seating along Vehicular Street and should be encouraged.

#### **8.12.10 Advertisements in Heritage Zone**

- UDR-19 Advertisements within Heritage Zone should be designed so that they are in keeping with the character of the building and the area as a whole.
- UDR-20 Where illuminated advertisements should not be internally illuminated but externally lit by spotlight. Individually illuminated letters may be acceptable.
- UDR-21 Large / Modern illuminated signs and illuminated projecting signs on listed buildings / Heritage Street shall not be allowed. Advertisements should be

of a size, design and of materials that complement the character of the building / street.

### 8.12.11 Street Specific Guidelines

UDR-22 Every street has its distinct character by its economic and cultural value, it should be reflected by its design guidelines like:

- a) Some of the building with the distinct architecture style like Indo Saranic, Maratha style, Temple style should be preserved as it is with some modification in colour and design if required.
- b) In sarafa street, at upper floor level rectangular window proportion can be provide to provide uniformity in the design and 2' high signage space can be provided at spandrel area or at the top of window.
- c) Colour and design elements on building façade along with signage colours should be inspired by local heritage building in vicinity like Rajwada, Kanch Mandir, etc. which will provide the street its legibility.
- d) Design and colour of all the street and urban elements like railing, street light poles, urban signage, benches, etc. should be inspired from local heritage.
- e) Building colour and paving on the road should respond to each other.

## 8.13 Energy Efficient Building Regulations.

### 8.13.1 Provisions and Applicability

Any buildings on various plot sizes above 100 sq.m. shall comply with the green building norms and conform to the requirements of mandatory Solar roof top provision, as mentioned in these regulations below.

### 8.13.2 Roof Top Solar Energy Installations

Rooftop photovoltaic power station, or rooftop PV system, is a photovoltaic system that has its electricity-generating solar panels mounted on the rooftop of residential or non-residential buildings.

Table below stipulates the **Norms for Roof Top Solar PV Installation and generation**

**Table 45 Norms for Roof top solar PV**

S.no	Land use Zones	Generation requirements
1	Residential	Minimum 5% of connected load or 20W/sqft for "available roof space*", whichever is less.
2	Residential-Commercial	
3	Commercial	
4	Public-Semipublic & Public Utility-Facility.	
5	Transportation	
6	Recreational	

\* "available roof area" = 65 % of the total roof size, considering 35 % area reserved for amenities.

#### 8.13.2.1 Incentives

1. In order to encourage above, 5 % extra FAR, shall be given as an incentive by the IMC.
2. In case of non- compliance of Regulation no. 8.13.2, at the time of obtaining occupancy certificate, penalty (as premium on additional FAR) shall be levied for incentive FAR as follows:  
 = (Incentive Additional FAR in Sqm.) x (50 % of the prevailing collector guideline rate)



### 8.13.3 Green building Norms

Green building/Energy efficient building regulations shall be as per Indian Green Building Council (IGBC) guidelines.

#### 8.13.3.1 Incentives

1. In order to encourage above, 5 % extra FAR, shall be given as an incentive by the IMC.
3. In case of non- compliance of Regulation no. 8.13.3, at the time of obtaining occupancy certificate, penalty (as premium on additional FAR) shall be levied for incentive FAR as follows:  
= (Incentive Additional FAR in Sqm.) x (50 % of the prevailing collector guideline rate)