

From

The Chief Town Planner,
Punjab, Chandigarh.

To,

1. The Chief Administrator
PUDA, Mohali.
2. The Advisor (Technical),
PUDA, Mohali.
3. The Chief Town Planner,
Local Govt. Deptt.
Chandigarh.
4. The Joint Secretary to Govt. Punjab,
Housing and Urban Dev. Deptt.
5. Senior Town Planner,
Mohali

Memo NO. : 2634-38/CTP(Pb)/SP-458
Dated 18.05.06

SUBJECT : PLANNING GUIDELINES FOR MEGA PROJECTS.

For mega projects in urban infrastructure, the department has prepared guidelines to facilitate the promoters to prepare their schemes/ layout plans accordingly . Copy of the draft is enclosed. You are requested to kindly go through and give your suggestions and comments in writing. In this connection a meeting has been scheduled for 22.5.2006 at 4.00 P.M under the chairmanship of Secretary, Housing and Urban Development Deptt., Punjab in his office room NO. 713, Mini Secretariat, Sector-9, Chandigarh.

2. You are requested to make it convenient to attend the meeting as above

Chief Town Planner
Punjab, Chandigarh

Endst. No. CTP(Pb)/ Dt. Chandigarh, the

Copy to PS/SHUD for kind perusal of Secretary Housing and Urban Development Department.

Sd/-
Chief Town Planner
Punjab , Chandigarh.

SUBJECT : PLANNING GUIDELINES FOR MEGA PROJECT

A) ROADS

1. In the Statutory Master Plan :
 - (i) Sector Roads as per Master Plan, if the Master Plan road is 150 feet or 100 feet then 35 feet service road along these roads within the project area.
 - (ii) 80 feet link from horizontal and vertical sector roads in the sector (i.e two major roads within the sector)
 - (iii) Horizontal and vertical 80 feet road junction with adjoining sector on all sides shall be a cross junction or if not cross than it should be at a distance of 250 feet from central line of each “T” Junction on either side.
 - (iv) Internal sector roads shall be 60 feet and 40 feet wide.
2. In non statutory Master Plan & in the other area not covered under statutory or non statutory Master Plan.
 - (i) Internal Major circulation not less than 80 feet and other roads 60 feet and 40 feet.

B) COMMERCIAL AREA

- (i) 5 % of the project area in the ownership of promoter (it shall be plotted area)
- (ii) F.A.R as per rules applicable in that area or as permitted by the empowered committee.
- (iii) Commercial shall be on 80 feet wide road.
- (iv) Convenient shops if provided shall not be on road less than 60 feet width
- (v) In the statutory Master Plan, commercial area to be located along the 80 feet horizontal road within the sector and convenient shops on 60 feet road.

- (vi) Parking shall be 35 % of the permitted F.A.R width of the parking space shall not be less than 35 feet which shall include 15 feet drive way (single lane only).

C) PARKS/ OPEN SPACES

- (i) Minimum 5% of the project area shall be in form of organized park / play ground/ green spaces (width of the organized park / play ground/ green space shall not be less than 50 feet otherwise it shall not be counted in area of organized parks). This are under park / play ground /green spaces shall be in addition to open area green / ground in campus of schools and other public building
- (ii) One park in every 100 acres scheme shall be of 2.5 acres , whose width shall not be less than 150 feet.

D) HEALTH FACILITY

After every 100 acre project are minimum ½ acre shall be reserved for health facilities i.e dispensary / health care centre / nursing home. This ½ acre area shall be in addition to the specially marked sites in master plan for institutional purposes.

E) EDUCATIONAL FACILITY

- (i) Upto 100 acres project area, one high school (area 2.5 acre), two primary/ nursery schools (minimum 2500 sq.yds each).
- (ii) One primary / nursery school for every 25 acre exceeding the basic area of 100 acres.

F) GROUP HOUSING

- (i) 20% area of the project area (Minimum site 4000 sq. mts.)
- (ii) F.A.R 1.5 or otherwise as permitted by the Empowered Committee.
- (iii) Ground coverage 40 % .
- (iv) 10 % of the flats to be reserved for E.W.S (Constructed size of flat / apartment shall be 20 to 40 sq. mts.)
- (v) Height of building shall be 71'- 6" or as per rules (PUDA Building Rules / Local Government Building Rules) applicable in that area, otherwise as per N.B.C.

- (vi) Height of building should not be more than the width of front set back + $\frac{1}{2}$ width of front road from where the entry is drawn/ proposed.
- (vii) Side and rear set back not less than 30' or $\frac{1}{3}^{\text{rd}}$ of the height of building whichever is more.
- (viii) Parking area shall be 35 % of the F.A.R permitted .
- (ix) Parking proposed in the set backs shall not include the drive –way for calculating the parking space.
- (x) Area under school, shops or any other activity other than the residential use shall be excluded for giving the F.A.R benefit for residential flats.
- (xi) Basement below the building to the extent of actual coverage at ground floor area not to be counted towards F.A.R and not to be used for habitable purposes.
- (xii) Stilts permitted under building but used for parking area not to be counted towards F.A.R 15 % of the group housing site plot area shall be used for organized park.
- (xiii) Area under balcony / balconies shall not exceed 15 % of the plinth area of the flat. Maximum depth of balconies shall not exceed 6' and shall be within the zone area. Area over and above 15 % shall be counted towards F.A.R.

G) OTHER ITEMS

- (i) 10 % of the area under residential plots shall be earmarked for EWS (Flat size of EWS shall be 40 to 90 sq. mt.)
- (ii) 10 % area under EWS plot shall be exclusive of roads, parks and other activities in E.W.S area/ Pockets.
- (iii) One site for Community Centre / Club in the project shall be earmarked (Area not less than 1.5 Acre)
- (iv) One site of $\frac{1}{2}$ acre for other institutions / religious places shall be earmarked.
- (v) Suitable sites for utilities such as water works, EGS, Solid water disposal, sewerage treatment plant and a scheme for rain water harvesting and proposal for use and disposal of sewerage treated water shall be incorporated in the project

- (vi) Basement for parking purposes shall be under the covered area of building on ground floor. Clear height of the basement shall be 8'-6" from floor to ceiling and 8' clear height in case of beam structure or frame structure. However ramp to the basement is permitted outside the building on ground floor but within the zoned area (ramp within the set backs is not permitted). Ground floor level of the basement shall not be less than 3'-6" from the adjoining average level in order to drive adequate light and ventilation. A single basement in commercial industrial and group housing plots shall be permitted. However , in commercial and institutional plot having area more than 1000 m Sq. yd more than one storey basement may be allowed if all other conditions of structure stability are fulfilled and it shall be exclusively used for parking 10% of the basement area could be used up to the depth of 14' for the purpose of installation of electric generator or air conditioning plant or for providing room for lift to the basement storey. All other stipulations provided for basement in the building rules (applicable in that particular area) shall be applicable.