



ZONING REGULATIONS

February 2016

AMARAVATI CAPITAL CITY



ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY
(APCRDA)

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CONTENTS

I	PRELIMINARY	8
101	General	8
102	Definitions	8
II	PERMIT PROCEDURE	20
201	Compliance with the Regulations	20
202	Chief City Planner	20
203	Commissioner	21
204	Executive Committee (EC)	21
205	Hearings, Appeals and Amendments	22
206	Violations	23
207	Development Permits	23
208	Application for development	24
209	Application details	25
210	Fees, Deposits and Charges	29
211	Environmentally sensitive developments	29
212	Decision on application	29
213	Procedure during development	30
214	Conditional Uses	32
215	TDR / Concessions in road widening cases	33
III	ZONING DISTRICTS AND USE GROUPS	39
301	Classification of Zoning Districts	39
302	Zoning Map	39
303	Annexed territory	40



304	Classification of Uses	40
305	Classification of Regulations	40
IV ZONES DEFINED		41
401	Residential zone	41
402	Commercial Zone	43
403	Industrial Zone	43
404	Parks and Open Spaces Zone	44
405	Institutional Zone	44
406	Infrastructure Zone	45
V OTHER REGULATIONS		46
501	Off-Street Parking	46
502	Fencing	47
503	Location of ancillary buildings	47
504	Allowable Projections into setbacks	47
505	Green Strip Requirements	48
506	Loading Spaces	48
507	Passageways	48
508	Approval for and availability of essential services	48
509	Grading and Excavation Regulations	49
VI NON STANDARD APPLICATIONS		51
601	General	51
602	Non-conforming existing use	51
603	Zoning lots divided by administrative boundaries	52
604	Provision for home-office	52



605	Non-conforming and irregular shaped lots	54
606	Other conditions	55
607	Planned Unit Development	55
VII	REGULATIONS FOR SPECIAL FACILITIES	59
701	Public facilities	59
702	Educational institutes	59
703	Hospitals and health institutions	60
704	Civic and community facilities	60
VIII	Appendix I	61
IX	Appendix II	63
X	Appendix III	65
1001	R1: Village Planning Zone	65
1002	R2: Low Density Zone	71
1003	R3: Medium to High density zone	79
1004	R4: High density zone	86
1005	C1: Mixed use zone	91
1006	C2: General Commercial Zone	97
1007	C3: Neighbourhood Centre Zone	105
1008	C4: Town Centre Zone	113
1009	C5: Regional Centre Zone	118
1010	C6: Central Business District Zone	124
1011	I1: Business Park Zone	129
1012	I2: Logistics Zone	134
1013	I3: Non-polluting industry zone	139



1014	P1: Passive zone	144
1015	P2: Active Zone	148
1016	P3: Protected zone	151
1017	S1: Government Zone	154
1018	S2: Education Zone	155
1019	S3: Special Zone	156
1020	U1: Reserve Zone	157
1021	U2: Road Reserve Zone	158
XI	Appendix IV	159
1101	Public Facilities	159
1102	Kindergarten / Child care centre	160
1103	Education Institutes	161
1104	Special Education schools	163
1105	Hospitals and Health centres	164
1106	Civic and Community institutes	167
1107	Evaluation for Special Institutional Buildings	169
1108	Religious Institutes	170
1109	Petrol / Fuel station	173
1110	Golf Course	175
XII	Appendix V	177
1201	Method of calculating Building coverage	177
1202	Method of calculating Landscape Coverage	178
1203	Method of calculating Lot Coverage	179
1204	Basement Setback Illustration	180
1205	Screening for Mechanical and electrical equipments	181



1206	Car Parking Dimensions	182
1207	Fencing	184
1208	Slopes	185
XIII	Appendix VI	186



LIST OF FIGURES

1	Provision for home office	53
-	Illustrative diagrams for various zoning districts	65
2	Building coverage	177
3	Landscape coverage	178
4	Lot coverage	179
5	Basement setbacks	180
6	Basement setbacks	180
7	Screening for Mechanical and Electrical equipment plan	181
8	Illustration of Light Industrial (I1) - Flatted factory	181
9	Car parking stall dimensions	182
10	Car parking stall dimensions for the disabled	183
11	Fencing boundary	184

LIST OF TABLES

1	Drawing sheet sizes	25
3	Colour notation for plans	25
5	Zoning Districts	39
6	Minimum setbacks for Ancillary structures	42
-	Zoning table - R1: Village Planning Zone	65
-	Zoning table - R2: Low Density Zone	71
-	Zoning table - R3: Medium to High density zone	79
-	Zoning table - R4: High density zone	86
-	Zoning table - C1: Mixed Use Zone	91
-	Zoning table - C2: General Commercial Zone	97
-	Zoning table - C3: Neighbourhood Centre Zone	105
-	Zoning table - C4: Town Centre Zone	113
-	Zoning table - C5: Regional Centre Zone	118
-	Zoning table - C6: Central Business District Zone	124
-	Zoning table - I1: Business Park Zone	129
-	Zoning table - I2: Logistics Zone	134
-	Zoning table - I3: Non-polluting industry zone	139
-	Zoning table - P1: Passive Zone	144
-	Zoning table - P2: Active Zone	148
-	Zoning table - P3: Protected Zone	151
-	Zoning table - S1: Government Zone	154
-	Zoning table - S2: Education Zone	155
-	Zoning table - S3: Special Zone	156
-	Zoning table - U1: Reserve Zone	157
-	Zoning table - U2: Road Reserve Zone	158
-	Zoning table - Public Facilities	159
-	Zoning table - Kindergarten / Child care centre	160
-	Zoning table - Education Institutes	161
-	Zoning table - Special Education schools	163



- Zoning table - Hospitals and Health centres	164
- Zoning table - Civic and Community institutes	167
- Evaluation for Special Institutional Buildings	169
- Zoning table - Religious Institutes	170
- Zoning table - Petrol / Fuel station	173
- Zoning table - Golf Course	175

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CHAPTER I

PRELIMINARY

101 GENERAL

101.1 Short Title. These regulations shall be known as the Zoning Regulations of Amaravati Capital City Area, hereinafter referred to as ‘these regulations’.

101.2 Intent. The purpose of these regulations is to safeguard the health, property and public welfare by controlling the design, location, use or occupancy of all buildings and structures through the regulated and orderly development of land and land uses within this jurisdiction.

101.3 Applicability. The provisions of these regulations shall apply to the construction, addition, alteration, moving, repair and use of any building, structure, parcel of land or sign within a jurisdiction, except work located primarily in a public way, public utility towers and poles, and public utilities unless specifically mentioned in these regulations.

Where, in any specific case, different sections of these regulations specify different requirements, the more restrictive shall govern. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

In fulfilling these purposes, this plan is intended to benefit the public as a whole and not any specific person or class of persons. Although, through the implementation, administration and enforcement of these regulations, benefits and detriments will be enjoyed or suffered by specific individuals, such is merely a byproduct of the overall benefit to the whole community. Therefore, unintentional breaches of the obligations of administration and enforcement imposed on the jurisdiction hereby shall not be enforceable in tort.

If any portion of these regulations is held invalid for any reason, the remaining herein shall not be affected.

Exception: Existing buildings undergoing repair, alteration or additions and change of occupancy

shall be permitted to comply with the National Building Code.

101.4 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of these regulations, have the meanings shown in this chapter.

101.5 Interchangeability. Words used in the present tense include the future; words stated in the masculine gender include the feminine and neutral gender; the singular number includes the plural and the plural, the singular.

101.6 Terms defined elsewhere. Where terms are not defined in these regulations and are defined in the National Building Code or the Andhra Pradesh Capital Region Development Authority Act, such terms shall have the meanings ascribed to them therein. It is not required that all the terms defined in these regulations are used.

101.7 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

102 DEFINITIONS

Act means Andhra Pradesh Capital Region Development Authority Act, 2014.

ancillary building means any building erected on a plot that is incidental to a primary building on the same plot and the use of which is in connection with that primary building such as a detached garage.

ancillary living quarters means ancillary building used solely as the temporary dwelling of guests of the occupants of the premises; such dwelling having no kitchen facilities and not rented or otherwise used as a separate dwelling unit.



PRELIMINARY

ancillary use means a use conducted on the same lot as the primary use of the structure to which it is related; a use that is clearly incidental to, and customarily found in connection with, such primary use.

alteration means any change, addition or modification in construction, occupancy or use.

amusement centre means an establishment offering five or more amusement devices, including, but not limited to, coin-operated electronic games, shooting galleries, table games and similar recreational diversions within an enclosed building.

apartments means a building having five or more dwelling units and common services on a given site or plot in a single or multiple blocks, without customary sub-division of land by way of individual plots.

automotive workshop, major An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers and similar large mechanical equipment, including paint, body and fender, and major engine and engine part overhaul, which is conducted within a completely enclosed building.

automotive workshop, minor means an establishment primarily engaged in the repair or maintenance of motor vehicles, trailers and similar mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune ups, and transmission work, which is conducted within a completely enclosed building.

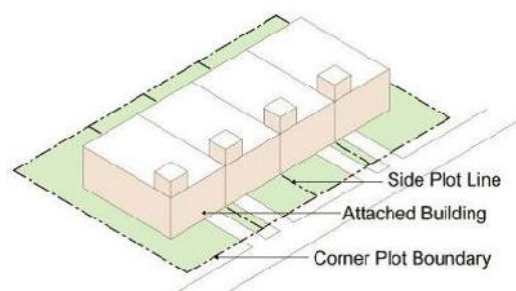
basement Any floor level below the ground level story in a building.

Big Box store means a physically large retail establishment usually a large free standing, rectangular, generally a single floor structure built on a concrete slab. The flat roof and ceiling trusses are generally made of steel and walls are concrete block clad in

metal or masonry building. Such structures are generally more than 50,000 square feet in area.

building means as defined in the Act.

building, attached means a building that abuts another building on the side plot line without any side setback.



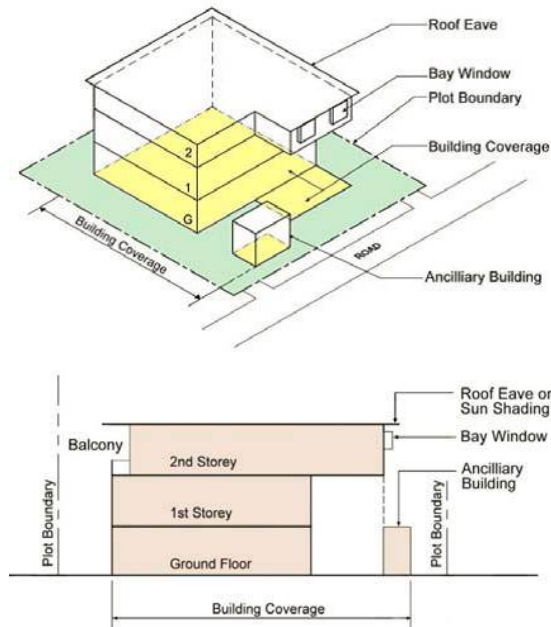
building, coverage means the percentage of the plot area occupied by the ground area of the primary and all ancillary buildings on such plot, inclusive of the shadow area created by cantilevered building projections, but do not include the following:

- . Bay windows with a projection of 0.5m or less.
- . Roof eaves and sun shading projections.
- . The shadow area of a building that is from the 3rd storey and above (to encourage viable landscaping at the ground level and shaded communal spaces, and promote building articulation and a variety of architectural designs).

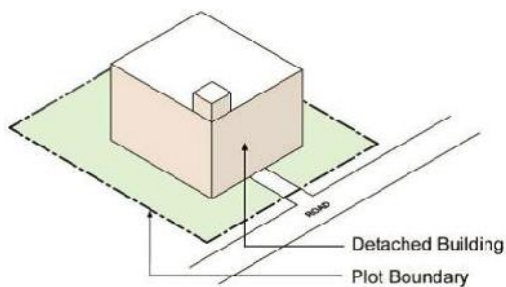
Computation of building coverage shall include all existing developments within the plot.



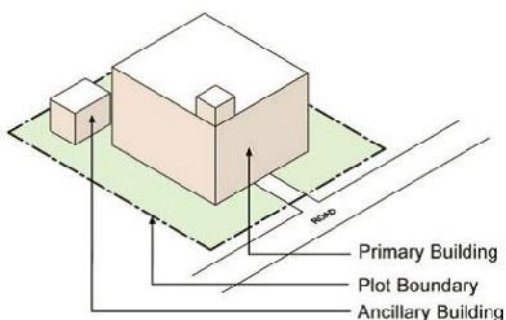
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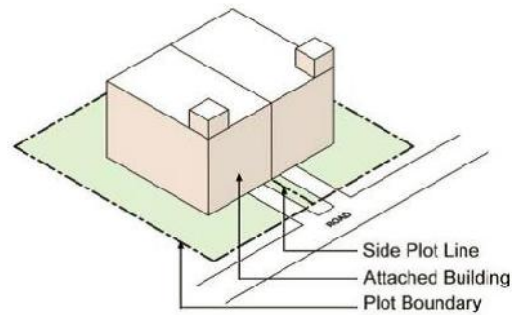
building, detached means a freestanding building that does not abut any other building on any side and open space is provided around all sides of the building and plot lines.



building, main or primary building means a building in which the principal use of the site is conducted for which the plot has been zoned.



building, semi-detached means a building that abuts another building on one side of the plot line and side setback on the other side.



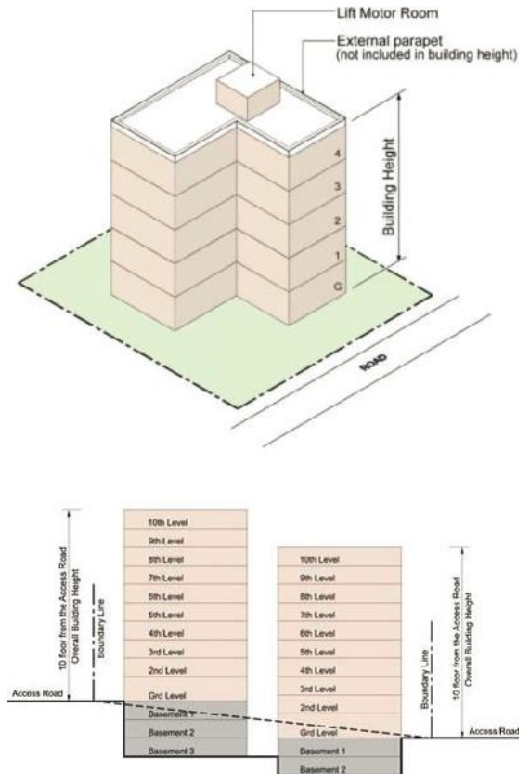
building, temporary means a building used temporarily for the storage of construction materials and equipment incidental and necessary to on-site permitted construction of utilities, or other community facilities, or used temporarily in conjunction with the sale of property within a subdivision under construction.

building code means the National Building Code.

building, height means the overall height of a building measured from grade or access road to the top of the last storey or the highest point of the building including stilt parking, but does not include: external parapets not exceeding 1.5m, lift overruns, antennae, rooftop mechanical and electrical service rooms and structures, and any other permitted structures as may be allowed by the sanctioning Authority from time to time. Along the slopes or along contoured topography the building height is measured as illustrated in the figure below.



PRELIMINARY



building line means the perimeter of that portion of a building or structure nearest a property line, but excluding open steps, terraces, cornices and other ornamental features projecting from the walls of the building or structure.

business or financial services means an establishment intended for the conduct or service or administration by a commercial enterprise, or offices for the conduct of professional or business service.

canopy means a roofed structure constructed of fabric or other material supported by the building or by support extending to the ground directly under the canopy placed so as to extend outward from the building providing a protective shield for doors, windows and other openings.

commercial, heavy means an establishment or business that generally uses open sales yards, outside equipment storage or outside

activities that generate noise or other impacts considered incompatible with less intense uses. Typical businesses in this definition are timber yards, construction specialty services, heavy equipment suppliers or building contractors.

commercial, light means an establishment or business that generally has retail or wholesale sales, office uses, or services, which do not generate noise or other impacts considered incompatible with less intense uses. Typical businesses in this definition are retail stores, offices, catering services or restaurants.

commercial centre, neighbourhood means a completely planned and designed commercial development providing for the sale of general merchandise and/or convenience goods and services. A community commercial center shall provide for the sale of general merchandise, and may include a variety store, discount store or supermarket.

commercial centre, convenience means a completely planned and designed commercial development providing for the sale of general merchandise and/or convenience goods and services. A convenience commercial center shall provide a small cluster of convenience shops or services.

commercial centre, township means a completely planned and designed commercial development providing for the sale of general merchandise and/or convenience goods and services. A neighborhood commercial center shall provide for the sales of convenience goods and services, with a supermarket as the principal tenant.

commercial centre, regional means a completely planned and designed commercial development providing for the sale of general merchandise and/or convenience goods and services. A regional center shall provide for



PRELIMINARY

the sale of general merchandise, apparel, furniture, home furnishings, and other retail sales and services, in full depth and variety.

commercial retail means establishments that engage in the sale of general retail goods and services. Businesses within this definition include those that conduct sales and storage entirely within an enclosed structure (with the exception of occasional outdoor footpath promotions); businesses specializing in the sale of either general merchandise or convenience goods.

congregate residence means any building or portion thereof that contains facilities for living, sleeping and sanitation as required by these regulations, and may include facilities for eating and cooking for occupancy by other than a family. A congregate residence shall be permitted to be a shelter, convent, dormitory, or dharmashala, but does not include jails, hospitals, nursing homes, hotels or lodging houses.

court means a space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three or more sides by walls of a building.

day care means the keeping for care and/or instruction, whether or not for compensation, of two or more children at any one time. Child nurseries, preschools and adult care facilities are included in this definition.

dwelling unit density means the number of dwelling units that are allowed on an area of land, which area of land shall be permitted to include dedicated streets contained within the development.

driveway means a private access road, the use of that is limited to persons residing, employed, or otherwise using or visiting the parcel in which it is located.

dwelling, multiple unit means a building or portion thereof designed for occupancy upto

four families living independently in which they may or may not share common entrances and/or other spaces. Individual dwelling units may be owned or offered for rent.

dwelling, single family means a detached dwelling unit with a single kitchen and sleeping facilities, designed for occupancy by one family.

face of building, primary means the wall of a building fronting on a street or right-of-way, excluding any appurtenances such as projecting fins, columns, pilasters, canopies, marquees, showcases or decorations.

floor area, gross or GFA means the sum of the gross horizontal areas of all the floors of a building, measured from the exterior face of exterior walls or mid-point of common or party walls. The "floor area" of a building shall include basement floor area (except Parking), staircase blocks, planter boxes and ledges, public areas such as landings, and common lobbies. It shall exclude floor area used for parking facilities. Basements not utilized for any habitable or commercial purposes shall be exempt from gross floor area calculations. M&E floors with 1.5m or less headroom can be excluded from gross floor area computation.

Bay Window areas are excluded from the GFA Calculation, subject to the condition that all the Balcony and Bay Window area does not exceed 10% of overall GFA quantum of the building

Lift shafts and service ducts including the thickness of the walls are counted as GFA once at the ground storey level.

Any existing building not affected by the new development should clearly be stated in the existing gross floor area. Calculations of gross floor area for any development shall include the GFA of all existing developments within the plot.

floor area, net means the gross floor area exclu-



PRELIMINARY

sive of vents, shafts, courts, elevators, stairways, exterior walls and similar facilities.

frontage means the width of a lot or parcel abutting a public right-of-way measured at the front property line.

fuel station means that portion of property where flammable or combustible liquids or gases used as fuel are stored and dispensed from fixed equipment into the fuel tanks of motor vehicles. Ancillary activities shall be permitted to include automotive repair and maintenance, car wash service, and food sales. Such an establishment shall be permitted to offer for sale at retail other convenience items as a clearly secondary activity and shall be permitted also to include a free-standing automatic car wash.

garage, private means a building or a portion of a building not more than 100 m² in area, in which only private or pleasure-type motor vehicles used by the tenants of the building or buildings on the premises are stored or kept.

Global Floor Space Index means the quotient of the ratio of the combined gross covered area (plinth area) on all floors, excepting areas specifically exempted under these Regulations, i.e. “Free of Built-Up Area”, to the total area of the respective zoning block.

grade or Adjacent Ground Elevation(AGE) means the lowest point of elevation of the existing surface of the ground, within the area between the building and a line 1.5 m from the building.

group care facility means a facility, required to be permitted by the Government, which provides training, care, supervision, treatment and/or rehabilitation to the aged, disabled, those convicted of crimes, or those suffering the effects of drugs or alcohol; this does not include day care centers, schools, hospitals, jails or prisons.

group development means development of residential buildings in a campus or site of 4000 m² and above in area, and could be row-houses, semi-detached, detached houses, apartment blocks or mix or combination of the above with customary sub-division of plots and internal roads as required.

guest house A premise providing temporary accommodation for short durations containing less than 6 rooms.

habitable space or room means a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas are not considered habitable space.

high-rise buildings means a building with 18m or more in height. However, chimneys, cooling towers, boiling towers, lift machine rooms and other non-working areas in case of industrial buildings and water-tanks and architectural features in respect of other buildings are excluded.

home occupation means the partial use of a dwelling unit for commercial or nonresidential uses by a resident thereof, which is subordinate and incidental to the use of the dwelling for residential purposes.

hospital means an institution designed for the diagnosis, treatment and care of human illness or infirmity and providing health services, primarily for inpatients, and including related facilities, laboratories, outpatient departments, training facilities and staff offices.

industrial or research park means a tract of land developed according to a development plan for the use of a family of industries and their related commercial uses, and that is of sufficient size and physical improvement to protect surrounding areas and the general community and to ensure a harmonious integration into the neighborhood.

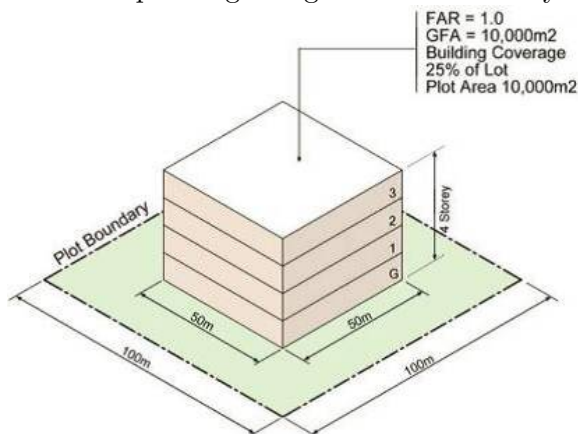


PRELIMINARY

jurisdiction as used in these regulations means the Amaravati Capital City Area notified under the Act.

kitchen means any room or portion of a room within a building designed and intended to be used for the cooking or preparation of food.

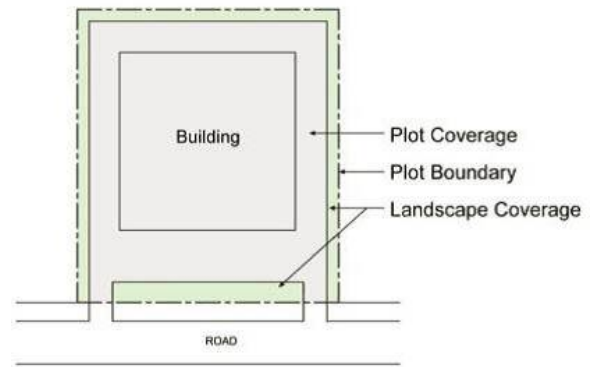
green coverage means the percentage of plot area covered by permeable surfaces and meant for aesthetic landscaping and the planting of grass & shrubbery.



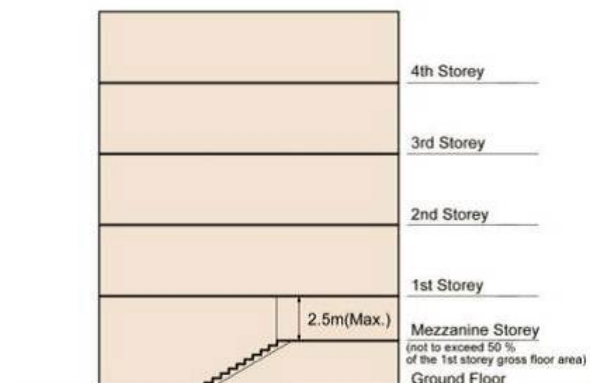
landscaping means the finishing and adornment of unpaved yard areas. Materials and treatment generally include naturally growing elements such as grass, trees, shrubs and flowers. This treatment shall be permitted also to include the use of logs, rocks, fountains, water features and contouring of the earth.

livestock includes, but is not limited to, bovine animals, sheep, goats and any other hoofed animals.

lot means a numbered, single parcel of land with predetermined boundaries used for the purpose of identifying the ownership.



mezzanine storey means an intermediate storey between 2 storeys but that is connected only by the storey below it, and which does not occupy more than 50% of the gross floor area of the storey below.



multiplex or multiplex complex shall mean an integrated entertainment and shopping center / complex or a shopping mall and having at least 3 (three) cinema halls / screens. Apart from Cinema halls, the entertainment area may have restaurants, cafeterias, fast food outlets, video games parlours, pubs, bowling alleys, health spa / centers, convention centers and other recreational activities. However, habitable area like hotels, service apartments shall not be allowed in the same block where the multiplexes are set-up and shall be allowed only as a separate block. Such a complex maybe spread



PRELIMINARY

over the site or be in one or more blocks, which may be highrise buildings or normal buildings.

industry, light means the manufacturing, compounding, processing, assembling, packaging or testing of goods or equipment, including research activities, conducted entirely within an enclosed structure, with no outside storage, serviced by a modest volume of trucks or vans and imposing a negligible impact on the surrounding environment by noise, vibration, smoke, dust or pollutants.

mortuary means an establishment in which the dead are prepared for burial or cremation.

hotel means any building containing six or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests.

nonconforming lot means a lot whose width, area or other dimension did not conform to the regulations when these regulations became effective.

nonconforming sign means a sign or sign structure or portion thereof lawfully existing at the time these regulations became effective, which does not now conform.

nonconforming structure means a building or structure or portion thereof lawfully existing at the time these regulations became effective, which was designed, erected or structurally altered for a use that does not conform to the zoning regulations of the zone in which it is located.

nonconforming use See "use, nonconforming"

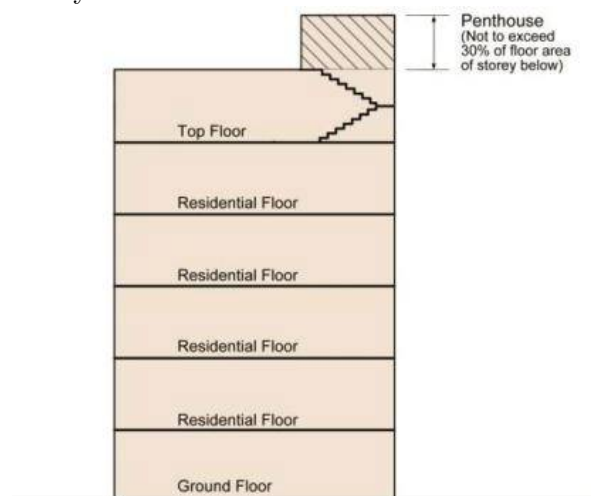
open space means land areas that are not occupied by buildings, structures, parking areas, streets, alleys or required yards. Open space shall be permitted to be devoted to landscaping, preservation of natural features, patios, and recreational areas and facilities.

park means a public or private area of land, with or without buildings, intended for outdoor active or passive recreational uses.

parking lot means an open area, other than a street, used for the parking of automobiles.

parking space, automobile means a space within a building or private or public parking lot, exclusive of driveways, ramps, columns, office and work areas, for the parking of an automobile.

penthouse means the uppermost storey of a building that is directly connected to, and associated with the use of the storey immediately below it, and which does not occupy more than 30% of the gross floor area of the storey below.



person means a natural person, heirs, executors, administrators or assigns, and includes a firm, partnership or corporation, its or their successors or assigns, or the agent of any of the aforesaid.

Planned Unit Development(PUD) means a residential or commercial development guided by a total design plan in which one or more of the zoning or subdivision regulations, other than use regulations, shall be permitted to be waived or varied to allow flexibility and creativity in site and building design and location, in accordance with



PRELIMINARY

general guidelines. Minimum area required for PUD is 4 Ha.

plot area means the total horizontal area (in square metres) included within the plot boundary lines.

plot coverage means the percentage of a plot area occupied by the ground area of primary and all ancillary buildings, structures and driveways, aisles and parking spaces.

plot plan means a plot of a lot, drawn to scale, showing the actual measurements, the size and location of any existing buildings or buildings to be erected, the location of the lot in relation to abutting streets, and other such information.

pools, swimming, spas :

Above-ground/ on-ground pool See "private swimming pool"

in-ground pool or spa See "private swimming pool"

barrier means a fence, a wall, a building wall, the wall of an above-ground swimming pool or a combination thereof, which completely surrounds the swimming pool and obstructs access to the swimming pool.

power safety cover means a pool cover that is placed over the water area, and is opened and closed with a motorized mechanism activated by a control switch.

private swimming pool means any structure that contains water over 61 cm in depth and which is used, or intended to be used, for swimming or recreational bathing in connection with an occupancy in residential zone and which is available only to the family and guests of the householder. This includes in-ground, above-ground, and on-ground swimming pools and spas.

private swimming pool, indoor means any private swimming pool that is totally contained within a private structure and surrounded on all four sides by walls of said structure.

private swimming pool, outdoor means any private swimming pool that is not an indoor pool.

public swimming pool means any swimming pool other than a private swimming pool.

public facilities means all the publicly accessible uses like recreational spaces, religious, cultural, social, educational and health-related uses.

public services means uses operated by a unit of government to serve public needs, such as police, jail, fire service, ambulance, judicial court or government offices, but not including public utility stations or maintenance facilities.

public utility station means a structure or facility used by a public or quasi-public utility agency to store, distribute, generate electricity, gas, telecommunications, and related equipment, or to pump chemically treated water. This does not include storage or treatment of sewage, solid waste or hazardous waste.

public works/ municipal works means any drainage ditch, storm sewer or drainage facility, sanitary sewer, water main, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or for which the local government responsibility is established.

public way means any street, alley or similar parcel of land essentially unobstructed from



PRELIMINARY

the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public for public use.

quasi public means essentially a public use, although under private ownership or control.

recreation, indoor means an establishment providing completely enclosed recreation activities. Ancillary uses shall be permitted to include the preparation and serving of food and/or the sale of equipment related to the enclosed uses. Included in this definition shall be roller skating or ice skating, billiards, and related amusements.

recreation, outdoor means an area free of buildings except for restrooms, dressing rooms, equipment storage, maintenance buildings, open-air pavilions and similar structures used primarily for recreational activities.

recycling facility means any location whose primary use is where waste or scrap materials are stored, bought, sold, accumulated, exchanged, packaged, disassembled or handled, including, but not limited to, scrap metals, paper, rags, tires and bottles, and other such materials.

licenced professional means an architect or engineer licensed to practice professional architecture or engineering as defined by statutory requirements of the professional registration laws.

rehabilitation centre means an establishment whose primary purpose is the rehabilitation of persons. Such services include drug and alcohol rehabilitation, assistance to emotionally and mentally disturbed persons, and houses for prison parolees and juveniles.

religious and cultural activity means a use or building owned or maintained by organized religious organizations or nonprofit associations for social, civic or philanthropic purposes, or the purpose for which persons regularly assemble for worship.

rennovation means interior or exterior remodeling of a structure, other than ordinary repair.

restaurant means an establishment that sells prepared food for consumption. Restaurants shall be classified as follows:

restaurant, fast food means an establishment that sells food already prepared for consumption, packaged in paper, styrofoam or similar materials, and may include drive-in or drive-up facilities for ordering.

restaurant, general means an establishment that sells food for consumption on or off the premises.

restaurant, take-out means an establishment that sells food only for consumption off the premises.

sanctioning authority means Commissioner, APCRDA or any officer to whom sanctioning powers have been delegated.

school, commercial means a school establishment to provide for the teaching of industrial, clerical, managerial or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum (e.g., beauty school or modeling school).

setback means the minimum required distance between the property line and the building line. It is an open, unoccupied space on a lot, other than a court, which is unobstructed from the ground upward by buildings or structures, except as otherwise provided in these regulations.

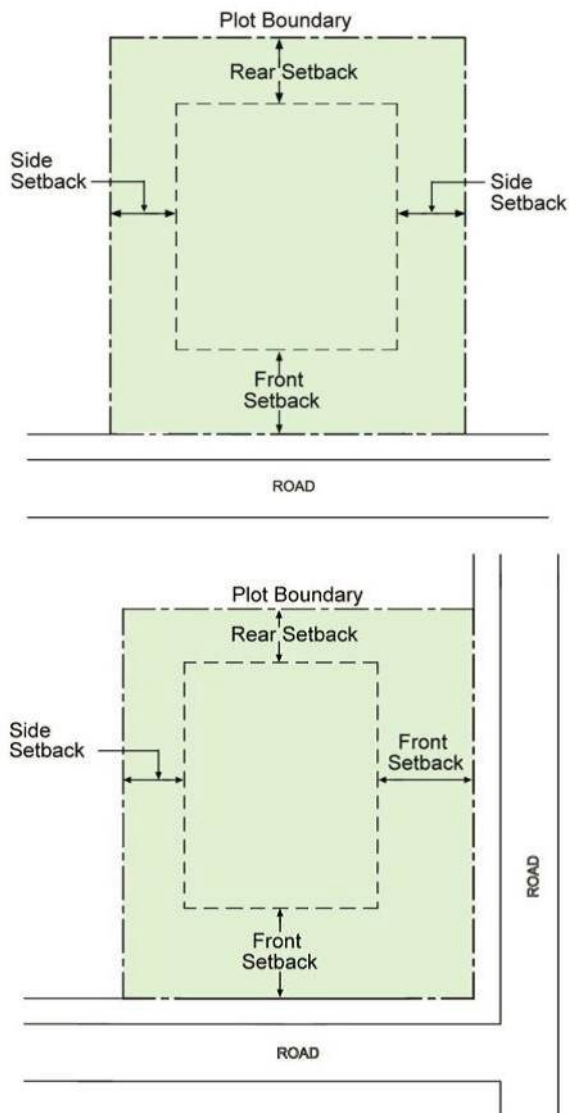
setback, front means a setback extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto.



PRELIMINARY

setback, rear means a setback extending across the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line or ordinary high water line and a line parallel thereto.

setback, side means an open, unoccupied space on the same lot with the building and between the building line and the side lot line, or to the ordinary high water line.



service apartment means a fully furnished apartment available for both short-term as well as long-term stays, providing all the hotel-like amenities. Serviced apartments

typically include soft-furnishings and cooking utensils so that long term tenants need not bring their own, and have all the services like housekeeping, front office, parking & others included in the rent. Service Apartments will be applicable to Commercial tax regulations prevailing in Amaravati.

site plan means a plan that outlines the use and development of any tract of land.

storey means that portion of building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost storey shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than 1.8 m above grade as defined herein for more than 50 percent of the total perimeter or is more than 3.7 m above grade as defined herein at any point, such usable or unused under-floor space shall be considered as a story.

street means any thoroughfare or public way not less than 6 m in width which has been dedicated.

street, private means a right-of-way or easement in private ownership, not dedicated or maintained as a public street, which affords the principal means of access to two or more sites.

structure means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

subdivision means the division of a tract, lot or parcel of land into two or more lots, plats, sites or other divisions of land.

theatre or cinema hall means a building used primarily for the presentation of live stage productions, performances or motion pictures.



PRELIMINARY

Transferable Development Rights (TDR)

means an award specifying the built up area an owner of a site or plot can sell or dispose or utilize elsewhere, in lieu of surrounding land free of cost which is required to be set apart or affected for public purpose as per the Master Plan or in road widening or covered in recreational use zone, etc. The award is in the form of a TDR Certificate issued by the Commissioner.

use means the activity occurring on a lot or parcel for which land or a building is arranged, designed or intended, or for which land or a building is or may be occupied, including all accessory uses.

use, change of means the change within the classified use of a structure or premise.

use, nonconforming means a use that lawfully occupied a building or land at the time these regulations became effective, which has been lawfully continued and which does not now conform with the use regulations.

use, principal means a use that fulfills a primary function of a household, establishment, institution or other entity.

use, temporary means a use that is authorized by these regulations to be conducted for a fixed period of time. Temporary uses are characterized by such activities as the sale of agricultural products, contractor's offices and equipment sheds, fireworks, carnivals, flea markets, and garage sales.

variance means a deviation from the height, bulk, setback, parking or other dimensional requirements established by these regulations.

warehouse, wholesale or storage means a building or premises in which goods, merchandise or equipment are stored for eventual distribution.

use, permitted means uses that comply with the intended use for the particular zone and can be permitted outright within any particular zoning district. However, the development may have to comply with other context specific additional regulatory restrictions e.g. Urban Design Guidelines, Heritage & Conservation etc.

use, conditional means a use that would become harmonious or compatible with neighbouring uses through the application and maintenance of qualifying conditions.

use, prohibited means uses that are deemed prohibited, and include activities that have been found to be incompatible with the particular zoning district. For example, industrial uses are prohibited within the residential zones.

zoning plan means a combination of (i) zoning map which identifies specific zoning districts within the planning area based on the predominant land use, and (ii) zoning regulations which describe the permitted, prohibited and conditional uses in each zoning district along with the desired intensity, building height, physical layout of buildings, parking, sign regulation, or other physical structures and elements on the land for that zone.

Terms and Expressions which are not defined in these rules shall have the same meaning as in the respective local authorities / APCRDA and as defined in the National Building Code as the case may be, unless the context otherwise requires.



PERMIT PROCEDURE

CHAPTER II

PERMIT PROCEDURE

201 COMPLIANCE WITH THE REGULATIONS

201.1 General. Upon adoption of these regulations by the APCRDA, no use, building or structure, whether publicly or privately owned, shall be constructed or authorized until the location and extent thereof conform to said plan.

201.2 Developments prior to these regulations. Lawfully established buildings and uses in existence at the time of the adoption of these regulations shall be permitted to have their existing use or occupancy continued, provided such continued use is not dangerous to life.

201.3 Additions, alterations or repairs. Additions, alterations or repairs shall be permitted to be made to any building or use without requiring the existing building or use to comply with the requirements of these regulations, provided the addition, alteration or repair conforms to that required for a new building or use.

201.4 Maintenance. All buildings or uses, both existing and new, and all parts thereof, shall be maintained. The owner shall be responsible for the maintenance of buildings and parcels of land. To determine compliance with this section, the Commissioner shall be permitted to cause any structure or use to be inspected.

201.5 Moved and temporary buildings, structures, and uses. Buildings or structures moved into or within the jurisdictions shall comply with the provisions of these regulations for new buildings and structures. Temporary buildings, structures and uses such as reviewing stands and other miscellaneous structures, sheds, canopies or fences used for the protection of the public shall be permitted to be erected, provided a special approval is received from the Chief City Planner for a limited period of time. Temporary buildings or

structures shall be completely removed upon the expiration of the time limit stated in the permit.

201.6 Illegal uses. Uses that were illegally established prior to the adoption of these regulations shall remain illegal.

202 CHIEF CITY PLANNER

202.1 General. This section establishes the duties and responsibilities of the Chief City Planner and/or designee who shall be referred to hereafter as "Chief City Planner".

202.2 Deputies. The Commissioner may appoint the Chief City Planner and such number of technical officers and other employees from time to time under the Chief City Planner, as may be necessary to carry out the functions of these regulations.

202.3 Issue of permits The Commissioner may from time to time delegate his powers to Chief City Planner and other officials as may be necessary to carry out the functions of these regulations.

202.4 Conditional use permits and variances. The Chief City Planner shall receive all applications for conditional uses and variances or other plans as shall be permitted or approved as required by these regulations, review for completeness and prepare submittals for review by the Commissioner.

202.5 Amendments. All requests for amendments or changes to the master plan or these regulations or zoning map shall be submitted to the Chief City Planner for processing.

202.6 Interpretations. The interpretation and application of the provisions of these regulations shall be by the Chief City Planner. An appeal of an interpretation by the Chief City Planner shall be submitted to the Commissioner who is authorized to interpret these regulations, and



PERMIT PROCEDURE

such interpretation shall be considered final.

Uses are permitted within the various zones as described in these regulations and as otherwise provided herein.

It is recognized that all possible uses and variations of uses that might arise cannot reasonably be listed or categorized. Mixed uses/sites or any use not specifically mentioned or about which there is any question shall be administratively classified by comparison with other uses identified in the zones described in these regulations. If the proposed use resembles identified uses in terms of intensity and character, and is consistent with the purpose of these regulations and the individual zone's classification, it shall be considered as a permitted/prohibited use within a general zone classification, subject to the regulations for the use it most nearly resembles. If a use does not resemble other identified allowable uses within a zone, it may be permitted as determined by the Executive Committee as an amendment to these regulations pursuant to Section 205.3

202.7 Liability. The Chief City Planner, or designee, charged with the enforcement of these regulations, acting in good faith and without malice in the discharge of the duties described in these regulations, shall not be personally liable for any damage that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the Chief City Planner or employee because such act or omission performed by the Chief City Planner or employee in the enforcement of any provision of such regulations or other pertinent laws or rules or standing orders implemented through the enforcement of these regulations or enforced by the enforcement agency shall be defended by the jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by the jurisdiction. These regulations shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or parcel of land for any damages to persons or property caused by defects, nor shall the enforcement agency or its jurisdiction be held as assuming any

such liability by reason of the reviews or permits issued under these regulations.

202.8 Cooperation of other officials. The Chief City Planner shall be authorized to request, and shall receive so far as is required in the discharge of the duties described in these regulations, the assistance and cooperation of other officials of the jurisdiction.

203 COMMISSIONER

203.1 General. This section addresses the duties and responsibilities of Commissioner.

203.2 Division of land regulations. It shall be the duty of the Commissioner to develop and adopt regulations governing the division of land. All divisions of land shall be in accordance with the adopted regulations.

203.3 Conditional use permits. It shall be the duty of the commissioner to review conditional use permit applications. The application shall be accompanied by maps, drawings or other documentation in support of the request. The granting of a conditional use permit shall not exempt the applicant from compliance with other relevant provisions of related regulations.

203.4 Official zoning map. APCRDA shall adopt an official zoning map for all areas included within the jurisdiction.

204 EXECUTIVE COMMITTEE (EC)

204.1 General. This section addresses the duties and responsibilities of EC.

204.2 Variances. The EC shall have the power to hear and decide on cases wherein a variance to the terms of these regulations is proposed. Limitations as to the EC's authorization shall be as set forth in these regulations.



PERMIT PROCEDURE

204.3 Variance review criteria. The EC shall be permitted to approve, approve with conditions or deny a request for a variance. Each request for a variance shall be consistent with the following criteria:

1. Limitations on the use of the property due to physical, topographical and geologic features.
2. The grant of the variance will not grant any special privilege to the property owner.
3. The applicant can demonstrate that without a variance there can be no reasonable use of the property.
4. The grant of the variance is not based solely on economic reasons.
5. The necessity for the variance was not created by the property owner.
6. The variance requested is the minimum variance necessary to allow reasonable use of the property.
7. The grant of the variance will not be injurious to the public health, safety or welfare.
8. The property subject to the variance request possesses one or more unique characteristics generally not applicable to similarly situated properties.

204.4 Use variance. The EC shall not grant a variance to allow the establishment of a use in a zoning district when such use is prohibited by the provisions of these regulations.

204.5 Decisions. The EC shall be permitted to decide in any manner it sees fit; however, it shall not have the authority to alter or change these regulations or zoning map or allow as a use that which would be inconsistent with the requirements of these regulations. Provided, however, that in interpreting and applying the provisions of these regulations, the requirements shall be deemed to be the spirit and intent of these regulations and do not constitute the granting of a special privilege.

205 HEARINGS, APPEALS AND AMENDMENTS

205.1 Hearings. Upon receipt of an application of appeal or variance in proper form, the Chief City Planner shall arrange serve a notice stating the nature of the request, the location of the property, and the time and place of hearing. Reasonable effort shall also be made to give notice by regular mail of the time and place of hearing to each surrounding property owner; the extent of the area to be notified shall be set by the Chief City Planner. A notice of such hearing shall be posted in a conspicuous manner on the subject property.

205.2 Appeals. An appeal against a decision by the Chief City Planner shall lie to the Commissioner.

1. Filing. Any person with standing, aggrieved or affected by any decision of the Chief City Planner or Commissioner shall be permitted to appeal to the EC by written request with the Chief City Planner. Upon furnishing the proper information, the Chief City Planner shall transmit all papers and pertinent data related to the appeal.
2. Time limit. An appeal shall only be considered if filed within 10 working days after the cause arises or the appeal shall not be considered. If such an appeal is not made, the decision of Chief City Planner or Commissioner shall be considered final.
3. Stays of proceedings. An appeal stays all proceedings from further action unless there is immediate danger to public health and safety.

205.3 Amendments. These regulations shall be permitted to be amended, but all proposed amendments shall be submitted by the Commissioner for a decision by the Authority.



PERMIT PROCEDURE

206 VIOLATIONS

206.1 Unlawful acts. It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or land or cause or permit the same to be done in violation of these regulations. When any building or parcel of land regulated by these regulations is being used contrary to these regulations, the Chief City Planner shall order such use discontinued and the structure, parcel of land, or portion thereof, vacated by notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the Chief City Planner after receipt of such notice to make the structure, parcel of land, or portion thereof, comply with the requirements of these regulations.

207 DEVELOPMENT PERMITS

207.1 General. All departments, officials and employees which are charged with the duty or authority to issue permits or approvals shall issue no permit or approval for uses or purposes where the same would be in conflict with these regulations. Any permit or approval, if issued in conflict with these regulations, shall be null and void.

207.2 Development Permission Order. Development Permission Order(DPO) issued by the Commissioner under section 108(1) & 110 of the Act shall be mandatory for any development. No such order shall be necessary for activities exempted under section 108(3).

1. The Commissioner shall, within 60 days from the date of application or from the date of applicant making compliances, by an order in writing, either
 - (i) Grant the permission, unconditionally or subject to certain general and special conditions, in the form of a CC and approve the plans or
 - (ii) Refuse the permission if the proposal is not in conformity with these Regulations

and / or any other Law / Regulations as may be applicable.

2. The DPO shall be issued only after all fees, deposits and charges on the application are paid.
3. The DPO shall remain valid as stipulated under section 111 of the Act and any application for the revalidation shall be accompanied with the fees prescribed.
4. For the purposes of this Regulation, commencement shall mean as under-
 - (a) For a building work including additions and alterations: upto plinth level;
 - (b) For bridges and overhead tanks: foundation and construction work upto the basement floor;
 - (c) For underground works: foundation and construction work up to under-ground floor;
 - (d) For lay-out, sub-division and amalgamation proposals: final demarcation and provision of infrastructure and services upto the following stages-
 - (i) Roads: Water bound macadam
 - (ii) Walkways: Excavation and base layer completed
 - (iii) Sewerage: Excavation done and sewer pipe lines brought on site
 - (iv) Storm water drainage: Excavation done and pipe lines brought on site
 - (v) Water supply: Excavation done and pipe lines brought on site.

207.3 Validity Period. Each permit or approval issued shall expire after the period specified under section 111 of the Act if no work is undertaken or such use or activity is not established, unless a different time of issuance of the permit is allowed in these regulations, or unless an extension is granted by the issuing agency prior to expiration.

Failure to comply fully with the terms of any permit or approval shall be permitted to be grounds for cancellation or revocation. Action to cancel



PERMIT PROCEDURE

any license, permit or approval shall be taken on proper grounds by the Chief City Planner. Cancellation of a permit or approval shall be permitted to be appealed in the same manner as its original action.

207.4 Permissions prior to these Regulations. In cases where development permissions were issued before the date of commencement of these Regulations, but the development has not started within a year from the date of such permission, the said development permission shall be deemed to have lapsed.

207.5 Developments started prior to these Regulations. For partially completed works, started with due permission before these Regulations have come into force, the Commissioner may not for reasons to be recorded in writing, necessarily insist on compliance with the provisions of these Regulations for extending the period of the development permission, which shall not exceed the period specified in said permit.

207.6 Unauthorized Development or Use. Any person who contravenes any of the provisions of these Regulations or any requirements or obligations imposed on him by virtue of these Regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be liable to be prosecuted for an offence under section 114, 116, 139 and 207.6 of the Act or any other provisions of the Act.

The Commissioner or an officer authorized by him may further -

- (i) Take suitable actions including stoppage, demolition, removal, sealing and recovery of expenses of unauthorized development under sections 115, 116 and 117 of the Act;
- (ii) Take suitable action against the licensed technical personnel which may include cancellation of the license and debarring such personnel from further practice for a specified period; and

- (iii) Prosecute the owner and/or persons engaged in such act of unauthorized development under sections 114, 116 and 139 of the Act or any other provision of the Act.

207.7 Validity of licenses, permits and approvals. For the issuance of any permit or approval for which the Commissioner is responsible, the Chief City Planner shall require that the development or use in question proceed only in accordance with the terms of such permit or approval, including any requirements or conditions established as a condition of issuance. Except as specifically provided for in these regulations and conditions of approval, the securing of one required review or approval shall not exempt the recipient from the necessity of securing any other required review or approval.

208 APPLICATION FOR DEVELOPMENT

208.1 Application. Every person who intends to carry out development or erect, re-erect or make alterations in any place in a building or demolish any building shall make an application in prescribed form along with fees, documents, excluding for proposals of amalgamation or subdivision of holding, giving full details of the proposed development, by engaging the services of licenced personnel. One set of such plans shall be retained with Chief City Planner for record after the issue development permission order or its refusal.

208.2 Size, Colour and Dimensions. The size of drawing sheets shall be any of those specified in Table 1.

The plan shall be coloured as specified in table 3 and prints of plan shall be on one side of paper only. Existing work should be hatched black and for land development / sub-division / lay-out suitable colour notation shall be used with indexing. All dimensions in drawings shall be in metric system. In addition to above applicants shall submit the above information in computer readable form or as prescribed by Commissioner from time to time.



PERMIT PROCEDURE

Table 1: Drawing sheet sizes

Sno	Designation	Trimmed size (mm)
1	AO	841 x 1189
2	A1	594 x 841
3	A2	420 x 594
4	A3	297 x 420
5	A4	210 x 297
6	A5	148 x 210

Table 3: Colour notation for plans

Sno	Item	Site plan	Building Plan
1	Plot lines	Thick black	Thick black
2	Existing street	Green	
3	Future street	Green dotted	
4	Permissible building	Thick dotted black	
5	Open space	No colour	No colour
6	Work proposed to be demolished	Yellow hatched	Yellow hatched
7	Proposed work	Red filled in	Red filled in
8	Drainage and sewerage work	Red dotted	Red dotted
9	Water supply work	Blue dotted thin	Blue dotted thin
10	Deviations	Red hatched	Red hatched
11	Recreation ground	Green wash	Green wash
12	Roads and setbacks	Burnt sienna	Burnt sienna
13	Reservation	Appropriate colour code	Appropriate colour code

209 APPLICATION DETAILS

209.1 General. The application shall be accompanied by the information as prescribed below in the manner prescribed by the Commissioner.

- (i) Copies of plans and statements ;
- (ii) The key (location) plan;
- (iii) The site plan;

- (iv) Sub-division layout plan/plan for amalgamation where the property comprises of two or more different lands belonging to the owner or different owners;
- (v) Building plan;
- (vi) Service plan;
- (vii) Specification and certificate of supervision;
- (viii) Documents for proving ownership title;



PERMIT PROCEDURE

- (ix) An attested copy of clearance certificate from APCRDA for payment of tax arrears where applicable;
- (x) Appointment of licenced professional in the prescribed Performa;
- (xi) Latest surveyed plan of the land showing all details of structures, shrubs, trees etc. as per actual survey carried out by the licenced professional, mentioning dimensions of all sides of land under project;
- (xii) In the case of land leased by the APCRDA or allotted by the APCRDA conditionally, clearance of APCRDA regarding observance of the conditions shall be obtained and attached to the application for development permission in respect of such land;
- (xiii) Clearances from agencies such as Railways, Civil Aviation, Electricity Distribution Company, EIA as required under EIA notification, the District Magistrate, Special Officer (ULC), Fire Authority and such other agencies, if required, as may be specified from time to time;
- (xii) Clearance from Airports Authority of India if required; and
- (xiii) Challan of payment of development permission fee as prescribed.

The plans to be sent with the application may be ordinary prints on ferro paper or of any other type as prescribed.

209.2 Plans and statements. Normally four sets / copies of plans and statements shall be submitted along with the application.

209.3 Key plan/location plan. A key plan drawn to a scale of not less than 1:10000 shall be submitted along with the application for development permission showing the boundary location of the site with respect to neighbourhood landmarks.

209.4 Site plan. The site plan to be attached with the application shall be drawn to a scale of 1:500 and shall show:

- (a) The boundaries of the site and of any contiguous land belonging to the owner thereof;
- (b) The position of the site in relation to neighboring street;
- (c) The name of the street in which the building is proposed to be situated, if any;
- (d) All existing buildings standing on over or under the site;
- (e) The position of the building and of all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to at 'a' above in relation to -
 - i. The boundaries of the site and where the site has been partitioned the boundaries of the portion owned by the applicant and of the portions owned by others,
 - ii. All adjacent streets buildings (with number of storeys, height and use) and premises within a distance of 12 m of the site and of the contiguous land (if any) referred to in 'a' above, and
 - iii. If there is no street within a distance of 12 m of the site the nearest existing street;
- (f) The means of access from the street to the building (if any) which the applicant intends to erect upon his contiguous land referred to in 'a' above;
- (g) Space to be left around the building to secure a free circulation of air, admission of light and access for scavenging purposes;
- (h) The width of the street (if any) in front and of the street (if any) at the side or near the building;
- (i) The direction of north line relative to the plan of the buildings;
- (j) Any existing physical features, such as wells, drains, and trees;
- (k) The ground area of the whole property and the breakup of covered area on each floor with the calculations for percentage covered in each floor in terms of the total area of the plot as required under these Regulations governing the coverage of area;
- (l) Overhead, electric supply line, water supply and drainage line;



PERMIT PROCEDURE

- (m) Such other particulars as may be prescribed time to time by the Commissioner.

209.5 Site development and/or sub-division.

(1) The application shall be accompanied by the sub-division, layout or amalgamation plan if any, which shall be drawn to a scale of 1:500, containing the following-

- (a) Measurement plan/City Survey Map;
- (b) Scale used and the North point;
- (c) The location of all proposed and existing roads with their names, existing / proposed / prescribed width within the land;
- (d) The location of drains, sewers, public facilities and services such as electric lines and so on;
- (e) location and areas of reservations, proposed in the development plan, if any, the regular lines of street prescribed under the relevant sets, if any, the public amenity sites prescribed, if any, and the recreational open spaces prescribed if any.
- (f) A statement indicating the total area of the holding, the plot wise areas of various uses / occupancies, total area under roads and various reservations proposed in the development plan, if any, the regular lines of street prescribed under the relevant Act, if any, the public amenity sites and the recreational open spaces prescribed if any along with their percentage with reference to the total area of the site proposed to be subdivided.
- (g) Dimensions of all plots sub-plots, if any, proposed to be carved out broad use / occupancy proposed therein, along with building lines, the setbacks with dimensions within each plot. In the case of composite development involving no sub-division of the property, dimensions of all buildings showing setbacks and distances between the buildings, light receiving planes and height of various parts of the buildings and the open marginal spaces ;
- (h) The FSI if any, assigned to each sub plot; and
- (i) In the case of plots in built-up areas, in addition to the above, the means of access to the holding from existing streets.
- (j) No plotted development shall be permitted if the road widths are less than 12m.

209.6 Building plans. The plans of the building, its elevations and section to be sent with the application shall be drawn to a scale of 1:100.

The building plan shall -

- (a) include floor plans of all floors together with the covered areas clearly indicating the sizes of rooms, the position and width of staircases, ramps and other exit ways, which shall show :-
 - (i) Lift wells, lift machine room and lift pit details;
 - (ii) Ground and all other floor plan details including those of basement;
 - (iii) Electric sub-station and meter room details (if any);
 - (iv) Details of parking spaces, loading and unloading spaces provided around and within building, access ways and appurtenant open spaces with projections in dotted lines;
 - (v) Distance from any building existing on the plot in figured dimensions along with accessory building; and
 - (vi) Such other details as prescribed from time to time by the Commissioner;
- (b) show the use or occupancy of all parts of the building;
- (c) show exact location of essential services such water closet, sink, bath and the like;
- (d) include sectional drawings showing clearly the size of the footings, thickness of basement wall, wall constructed size and spacing of framing members, floors slabs, roof slabs with the materials. The section shall indicate the height of building, rooms and the height of the parapet; and the drainage and the slope of the roof. At least one section should be taken through the staircase provided further that the structural plan giving details of all structural elements and materials used along with structural calculations shall be submitted separately but under any circumstances before the issue of the building permit or commencement certificate;
- (e) show all street elevations;
- (f) indicate details of basket privy (served privy) if any;
- (g) give dimensions of the projected portion beyond the permissible building line;
- (h) include terrace plan indicating the drainage



PERMIT PROCEDURE

and the slope of the roof;

- (i) give indication of the north line relative to the plan;
- (j) give dimensions and details of doors, windows and ventilators;
- (k) give such other particulars as may be prescribed by the Commissioner.

209.7 Plans for multi-storied / special buildings. For buildings of more than 15m height for commercial business purpose, 18m and above height for residential height and buildings of public congregation like schools, cinema halls, function halls, religious place which are more than 500m² in plot area or 6m and above in height shall submit no objection certificate issued by sanctioning authority under the relevant law. The following additional information shall be furnished in the building plans in addition to the items (a) to (k) of Regulation 209.6 namely:

- (a) Access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building;
- (b) Size (width) of main and alternate staircases along with balcony approach, corridor ventilated lobby approach;
- (c) Location and details of lift enclosures;
- (d) Location and size of fire lift;
- (e) Smoke stop lobby/door where provided;
- (f) Refuse chutes refuse chamber and service duct,
- (g) Vehicular parking spaces and loading and unloading spaces;
- (h) Refuse area, if any;
- (i) details of building services i.e. air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes and such other devices;
- (j) Details of exits including provision of ramps for hospitals and special risks;
- (k) Location of generator, transformer and switch gear room;
- (l) Smoke exhaustor system, if any;
- (m) Details of fire alarm system net work;
- (n) Location of centralized control connecting all fire alarm systems built in fire protection arrangements and public address systems;
- (o) Location and dimensions of static water stor-

- age tank and pump room along with fire service inlets for mobile pump and water storage tank;
- (p) Location and details of fixed fire protections installations such as sprinklers, wet risers hose cells, drenches and CO₂ installation and;
- (q) Location and details of first aid firefighting equipment/installations.

209.8 Design brief. Development proposals of lands exceeding 2000 m² in residential zone, commercial zone and industrial zone envisaging development of not less than 1/5th portion of the plot shall be accompanied by a design brief formulated in accordance with the guidelines issued by Commissioner.

209.9 Specifications. The specifications of the proposed construction, giving the type and grade of materials to be used, to be sent with the application shall be duly signed by a licenced professional.

209.10 Service plan. Plans and sectional elevations of private water supply, sewage disposal system and details of building services, where required by the Commissioner, shall be made available on a scale not less than 1:100 before undertaking development.

209.11 Certificate of supervision. The certificate of supervision to be sent with the application shall be in the form prescribed by the Commissioner and shall be duly signed by the licensed professional. In the event of the said licensed professional ceasing to be employed for the development work, further development work shall stand suspended till a new licensed technical personnel is appointed and his certificate of supervision along with a certificate for the previous work erected is accepted by the Commissioner.

209.12 Ownership details. The documents for proving ownership title to be attached with the application shall be the following:

- (i) attested copy of the Land Pooling Ownership Certificate issued by APCRDA or in case of land outside land pooling equivalent document in support of ownership.



PERMIT PROCEDURE

- (ii) Statement of area of the holding by triangulation method from licensed professional with an affidavit from the owner in regard to the area in prescribed form; and
- (iii) Any other document prescribed.

209.13 Fire clearance. Plans of buildings requiring fire clearance shall be accompanied by a clearance from the Competent Fire Authority.

209.14 Signing the application. All the plans shall be duly signed by the owner or constituted attorney of the owner and the licenced professionals and shall indicate their names, addresses and license numbers if any, allotted by the Commissioner.

210 FEES, DEPOSITS AND CHARGES

210.1 Application fee. The application shall be accompanied by an attested copy of receipt of payment of development permission application fee. The rate of fees for scrutiny of development proposal shall be as notified from time to time by APCRDA. The gross floor area shall be taken as the basis for calculation of fees including the basement floor and accessory buildings but excluding parting area.

210.2 Exemption from development permission fee. For special housing schemes for economically weaker sections, low income group and slum clearance redevelopment schemes undertaken by public agencies or subsidized by State Government with carpet area of a tenement of not more than 50 m² no development permission fee is chargeable.

210.3 Fee refund. In case a proposal is rejected, the initial fee paid for scrutiny of application shall be forfeited.

210.4 Mortgage. To ensure compliance with these Regulations and the directions given in the sanctioned plan and other conditions, ten percentage of the gross floor area shall be mortgaged to APCRDA through a registered mortgage deed.

Mortgage shall be released upon issue of occupancy certificate by the Commissioner.

210.5 Development charges. The applicant shall pay fee and charges for obtaining development permissions. In addition to this, wherever FSI exceeds 1.75, applicant has to pay Impact fee as levied by APCRDA from time to time.

211 ENVIRONMENTALLY SENSITIVE DEVELOPMENTS

211.1 Environmental Clearance. Any person who intends to carry out any development which requires Environmental Clearance from the appropriate authority shall submit the same along with the application.

211.2 Quarrying. In case of application for quarrying, an excavation and restoration plan prepared in accordance with the prescribed guidelines as amended from time to time by the Sanctioning Authority shall be submitted along with an undertaking to observe all necessary care and precaution during quarrying operation.

212 DECISION ON APPLICATION

212.1 Sanction or refusal. The Commissioner may either sanction or refuse to sanction the plans and specifications or may sanction them with such modifications or directions as he may deem necessary. The sanction or refusal shall be communicated to the applicant in the prescribed form.

212.2 Service Level Agreement. If the Commissioner does not communicate its decision either to grant or to refuse permission to the applicant within 60 days from the date of receipt of his application or from the date of receipt of the reply from the applicant in respect of any requisition made by the Commissioner, whichever is later, a penalty of Rs.10,000 shall be levied on each of the staff of APCRDA responsible for the delay and such amount be paid to the applicant.



PERMIT PROCEDURE

212.3 Modification of plans. A plan shall be scrutinized and all objections thereof shall be pointed out to the applicant at one go. After the applicant complies with the objections raised and submits a modified plan no new objection shall generally be raised after compliance of earlier objections. The re-submitted application shall be scrutinized and if there be further objections, the plan shall be rejected.

212.4 Extension of period. Any extension of the period of permission sought for under section 111 of the Act shall be subject to development plan provisions and these Regulations as in force on the date on which such extension is applied for.

212.5 Revoking of development permission. Without prejudice to the power of revocation conferred by section 113 of the Act, the Commissioner may revoke any development permission issued under the provisions of these Regulations, wherever there has been any false statement or any misrepresentation of material fact in the application on which the development permission was based, and in such cases the development shall be treated as unauthorised. In the case of revocation of permission based on false statements or any material misrepresentation of fact in the application, no compensation shall be payable and fee paid shall be forfeited.

212.6 Responsibility of applicants and licenced professionals. Neither the granting of the development permission or the approval of the drawings and specifications, nor the inspections made by the Sanctioning Authority during development shall, in any way, relieve the licenced professional or developer from full responsibility for carrying out the development in accordance with these Regulations.

213 PROCEDURE DURING DEVELOPMENT

213.1 Intimation of commencement. (i) The owner shall within one year from the date

of issue of development permission order commence the development. The owner shall mark on building site the line-out of the proposed development work i.e. centre lines of all external walls / columns proposed on ground floor of the structure. He shall then give notice to Commissioner of the intention to start work on the building site in the prescribed form. The Commissioner within 7 days of the receipt of such notice shall check the lineout. The owner may anytime after seven days have elapsed from the date of service of such notice to the Commissioner or earlier if permitted by the Commissioner commence the work.

(ii) Neither the granting of permission nor approval of the drawings and specifications, nor inspections made by the Commissioner during erection of the building, shall in any way relieve the owner of such building from full responsibility of carrying out the work in accordance with the requirements of these Regulations.

213.2 Documents at site.

1. Results of tests of materials. Where tests of any materials are made to ensure conformity with the requirements of these Regulations, records of the test data shall be kept available for inspection during the construction of the building and for such a period thereafter as required by the Sanctioning Authority.
2. Approved plans. The person to whom development permission is issued shall, during construction, keep in a conspicuous place on the site in respect of which the permission has been issued, a copy of the commencement certificate along with copies of the approved plans and specifications.

213.3 Safety measures at site. Proper care to avoid risk and injury to persons working on site and passers-by shall be taken by owner / applicant.

213.4 Deviations during construction If during the construction of a building any departure from the sanctioned plan is intended to be



PERMIT PROCEDURE

made by way of internal alternations or external additions which violate any provisions regarding general building requirements, structural stability or fire safety requirements of these Regulations, sanction of the Commissioner shall be obtained. Any work carried out in contravention of the sanctioned plan, without prior approval of the Commissioner shall be deemed to be unauthorized. The Commissioner shall take appropriate action as per the Act in such cases.

213.5 Completion certificate (i) The owner through the licensed professional who has supervised the construction shall give notice to the Commissioner regarding completion of work described in the development permission. The completion certificate shall be submitted in the prescribed form and shall be accompanied by six sets of completion plan, one of which shall be cloth mounted.

The three sets mentioned above are for following purposes:

- (a) Office record;
- (b) Owner;
- (ii) The licenced professional shall issue a certificate that there is no deviation from the zoning regulations in the prescribed form.
- (iii) Issue of completion certificate misrepresenting the facts shall be an offence punishable under section 114 under the Act and such licenced professional shall be black listed permanently.

213.6 Occupancy certificate The Commissioner, on acceptance of the completion certificate, shall sanction an occupation certificate, in the prescribed form within fifteen (15) days from the date of receipt of the completion certificate, after which period it shall be deemed to have been approved for occupation, provided the building has been constructed as per the sanctioned plans. Where the occupation certificate is refused, the reasons for such refusal shall be communicated to the owner.

213.7 Part occupancy certificate. Upon the request of the holder of the development permission, the Commissioner may issue a part occupation certificate for a building or part thereof, be-

fore completion of the entire work as per development permission provided sufficient precautionary measures are taken by the holder of the development permission to ensure public safety and health safety. The part occupation certificate shall be given by the Commissioner subject to the Owner indemnifying APCRDA by giving an indemnity in the prescribed form.

213.8 Special buildings. The work of construction of a building having more than 18 m height and other building for which prior clearance is prerequisite, such buildings shall be subject to inspection of the Commissioner or the authorized officer; and unless a clearance regarding completion of the work from the fire protection point of view is given, no occupation certificate shall be issued in respect of such building.

213.9 Mortgage Mortgage through registered deed by the applicant while obtaining development permit shall be released after the applicant obtains occupancy certificate for the entire development work.

213.10 Demolition of dilapidated structures All unsafe buildings shall be considered to constitute a danger to public safety, hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Commissioner.

213.11 Repairs to structures affected by reservations In case of permission for carrying out repairs only for the maintenance of the authorised structures affected by road reservations, the Commissioner may grant such repair permission on specified conditions on case to case basis as deemed fit.

213.12 Inspection

1. Inspection at various stages. The Commissioner may at any time during erection of a building or the execution of any work or development make an inspection thereof without giving previous notice of his intention so to do.



PERMIT PROCEDURE

2. Clearance by fire department. For high-rise and special buildings, the sanctioning authority shall issue the occupancy certificate only after fire clearance.

213.13 Permission for temporary structures

(i) The Commissioner may grant permission for temporary construction for the following purposes for a period not exceeding six months at a time but not exceeding a period of three years in the aggregate:

- (a) Structures for protection from the rain or covering of the terraces during the monsoons only;
 - (b) Pandals for fairs, ceremonies, religious functions, sale of crackers, seasonal goods etc.;
 - (c) Structures for exhibitions/circuses etc. ;
 - (d) Structures for ancillary works for quarrying operations in conforming zones;
 - (e) Structures for godowns/storage of construction materials within the site;
 - (f) Temporary site office and watchmen chowkies within the site only during the phase of construction of the main building;
 - (g) Structures for storage of machinery, before installation, for factories in Industrial lands within the site ;
 - (h) Transit accommodation for persons to be rehabilitated in the new construction;
 - (i) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings;
 - (j) Structures for Ready Mix Concrete in or adjacent to building site;
 - (k) Asphalt mixing plant for a period not exceeding 15 days at a stretch subject to a maximum limit of 60 days in a calendar year;
 - (l) Milk booths and telephone booths within building site.
- (ii) Provided that temporary constructions for structures mentioned in (e) to (j) may be permitted to be continued temporarily but in any case not beyond completion of construction of the main structure or building.
- (iii) Applications of permissions for temporary constructions need not be submitted through a licensed professional. A scrutiny fee shall be paid

as specified by APCRDA from time to time along with the application.

214 CONDITIONAL USES

214.1 Conditional-use permit. A conditional-use permit shall be obtained for certain uses, which would become harmonious or compatible with neighboring uses through the application and maintenance of qualifying conditions and located in specific locations within a zone, but shall not be allowed under the general conditions of the zone as stated in these regulations.

214.2 Determination The Commissioner, shall have the authority to impose conditions and safeguards as deemed necessary to protect and enhance the health, safety and welfare of the surrounding area. The authorization of a conditional-use permit shall not be made unless the evidence presented is such to establish:

1. That such use will not, under the specific circumstances of the particular case, be detrimental to the health, safety or general welfare of the surrounding area and that the proposed use is necessary or desirable and provides a service or facility that contributes to the general well being of the surrounding area.
2. That such use will comply with the regulations for such use.
3. The Commissioner shall itemize, describe or justify, then have recorded and filed in writing, the conditions imposed on the use.

214.3 Expiration and Revocation

A conditional-use permit shall be considered exercised when the use has been established or when a building permit has been issued and substantial construction accomplished. When such permit is abandoned or discontinued for a period of 1 year, it shall not be reestablished, unless authorized by the commissioner.

A conditional-use permit shall be revoked when the applicant fails to comply with conditions imposed by the commissioner.



PERMIT PROCEDURE

214.4 Amendments An amendment to an approved conditional use permit shall be submitted to the Chief City Planner accompanied by supporting information. The Commissioner shall review the amendment and shall permit to grant, deny or amend such amendment and impose conditions deemed necessary.

215 TDR / CONCESSIONS IN ROAD WIDENING CASES

215.1 General

1. Where any land or site or premises for building is affected in the Statutory Plan / Master Plan Road or Circulation network or a road required to be widened as per Road Development Plan, such area so affected in the road or circulation network shall be surrendered free of cost to the Sanctioning Authority by the owner of land. No development permission shall be given unless this condition is complied with.

2. Upon surrendering such affected area the owner of the site would be entitled to a Transferable Development Right (TDR).

OR

The owner shall be allowed to construct an extra floor with an equivalent built area for the area surrendered subject to mandated public safety requirements.

OR

The owner shall be allowed to avail concessions in setbacks including the front set-back (subject to ensuring a building line of 6m in respect of roads 30m and above, 3m in respect of roads 18m and below 30m and 2m in respect of roads less than 18m and subject to ensuring minimum side and rear setback of 2m in case of building of height up to 12m and 2.5m in case of buildings of height above 12m and up to 15m and 3m for buildings of height above 15 and up to 18m).

3. The extent of concessions given shall be such

that the total built up area after concession shall not exceed the sum of built up area allowed (as proposed) on total area without road widening and built up area equivalent to surrendered area.

4. In case of plots less than 500sq.m in addition to concessions in setbacks and height, the cellar floor may be allowed keeping in view of its feasibility on ground.
5. In case of High Rise Buildings the concessions in setbacks, other than the front setback would be considered subject to maintaining minimum clear setback of 7m on the sides and rear side and such minimum setback area shall be clear without any obstructions to facilitate movement or fire fighting vehicles and effective firefighting operation.
6. The above concessions shall be considered at the level of Sanctioning Authority. The Sanctioning Authority may consider any other concession as deemed fit with the prior approval of Executive Committee.

215.2 Grant of Transferable Development Right

1. Transferable Development Right" (TDR) can be awarded only when such lands are transferred to the local body / APCRDA as the case may be by way of registered gift deed. The award would be in the form of a TDR certificate issued by the Sanctioning Authority.
2. Grant of TDR can be considered by the Sanctioning Authority for the following areas subject to the owners complying with the conditions of development above, as per the following norms:
 - (a) For the Master Plan Road / Road Development Plan undertaken and developed: equivalent to 200% of built up area of such area surrendered. For conservation and development of lakes / water bodies / nallas foreshores &



PERMIT PROCEDURE

Recreational buffer development with greenery, etc: equivalent to 100% of built up area of such recreational buffer area developed at his cost.

- (b) For Heritage buildings and heritage precincts maintained with adaptive reuse: equivalent to 100% of built up area of such site area.

3. The TDR may be arrived at on the basis of relative land value and equivalent amount in both export and Import areas, as per the Registration Department records. The Sanctioning Authority shall have the discretion in the matter of applicability of TDR. The TDR shall not be allowed in unauthorized buildings / structures / constructions and shall be considered only after the land is vested with the local authority / APCRDA. The TDR certificate issued would be valid or utilized / disposed only within the Amaravati Capital City area and as per guidelines and conditions prescribed.

4. GUIDELINES ON TRANSFERABLE DEVELOPMENT RIGHT:

In order to adopt uniform guidelines throughout the Capital City area the following conditions and guidelines are prescribed.

- (a) As and when the owner of the building intends to construct the building in the remaining area of the site, he is entitled to construct the building as per the provisions of these Building Rules. In the event the owner doesn't take up any construction, the owner is entitled for TDR which can be used / disposed depending on convenience.
- (b) A composite Register shall be maintained by the Sanctioning Authority on the award of TDR and its sale / disposal and utilization. A responsible officer shall be the custodian of the Register.
- (c) At the time of sale / disposal / utilization of a particular TDR, the utiliza-

tion details of the sale / disposal need to be entered at relevant columns in the register and that therefore the relevant file need to be referred to the custodian of the Register for making necessary entries in the register. The custodian is held responsible to enter relevant details in the register and also to enter utilization details in the TDR. When TDR Certificate is sold / utilized totally, the same shall be surrendered by the owners and the custodian shall take possession of the Certificate and make necessary entries in the register. As per Government Orders, TDR award is to be arrived on the basis of relevant land value at both export and import areas as per prevailing Registration value.

- (d) TDR can either be sold or can be utilized by the same owner depending on convenience.
- (e) TDR can be allowed to be utilized for construction of one additional floor over the normal permissible floors without insisting additional setbacks subject to compliance of other norms.
- (f) Every TDR sold or disposed shall be accompanied by a prescribed agreement on Rs.100/- non-judiciary stamp paper between the person disposing the TDR and the person who intend to utilize the TDR. Agreement would be as per format to be prescribed by the Sanctioning Authority.

5. DOCUMENTS REQUIRED WITH APPLICATION FOR GRANT OF TRANSFERRABLE DEVELOPMENT RIGHT CERTIFICATE:

Application to be made by owner in the prescribed format giving the following details:

- (a) Name of the owner with clear address, contact phone number, etc.
- (b) Copy of the ownership documents along with clear site plan and location plan.



PERMIT PROCEDURE

- (c) Site Plan showing the land surrendered, its extent, location with dimensions.
- (d) Building permission Plan for the site by the urban local body.
- (e) Details of Building permission granted / applied for like use or purpose of building, number of floors permitted, all-round setbacks, floor area permitted and utilized, parking area permitted; etc.
- (f) Whether already benefit of relaxations been utilized for the site?
- (g) Whether any Court case is pending against Urban Local Body?
- (h) Land value of the site where TDR is to be availed (latest copy from concerned Sub Registrar to be enclosed)
- (i) TDR admissible in terms of sq.m and equivalent land value.

215.3 Compliance by Owner for ensuring Construction is undertaken as per sanctioned plan

1. The owner and builder / developer shall give an Affidavit duly notarized to the effect that in the case of any violation from the sanctioned building plan, the Enforcement Authority can summarily demolish the violated portion.
2. The owner or builder shall give a Declaration duly specifying the number of floors permitted, along with the extent of each floor. In case of any violation with regard to the Declaration, the Enforcement Authority can demolish the violations.
3. Before release of the building sanction by the sanctioning authority, the owner of the plot / site is not only required to produce the Original Land Pooling Ownership Certificate (LPOC), Original Sale Deed, registered under the provisions of the Indian Registration Act, 1908 / Certified copy issued

by Stamps and Registration Department for the perusal of the sanctioning authority and cross verification with the attested copy submitted with the building application.

4. The owner is required to hand over 10% of the built-up area in the ground floor or first floor or the second floor, as the case may be, to the sanctioning authority by way of a Notarised Affidavit. In respect of row houses / detached houses / cluster housing 5% of the units shall be handed over by way of notarized affidavit to the sanctioning authority. The Notarised Affidavit shall be got entered by the sanctioning authority in the Prohibitory Property Watch Register of the Registration Department. Then only the Building sanction will be released.
5. Individual residential buildings in plots up to 200sq.m with height up to 7m are exempted from the above conditions in the R1 zone.

215.4 Occupancy certificate

1. Occupancy Certificate shall be mandatory for all buildings. No person shall occupy or allow any other person to occupy any building or part of a building for any purpose unless such building has been granted an Occupancy Certificate by the Sanctioning Authority. Partial Occupancy Certificate may be considered by the Sanctioning authority on merits i.e. flats / units or area within a complex which have fulfilled all the requirements in addition to basic facilities like lifts water supply, sanitation, drainage, roads, common lighting etc.
2. The owner shall submit a notice of completion through the registered architect and licensed builder / developer along with prescribed documents and plans to the Sanctioning Authority. The Sanctioning Authority or the person authorized, on receipt of such notice of completion shall undertake inspection with regard to the following aspects:



PERMIT PROCEDURE

- (a) *No. of Floors.
 - (b) External setbacks.
 - (c) Usage of the building.
 - (d) Parking space provision.
 - (e) Abutting road width
 - * The total height of the building may vary to a maximum of 1m with no change in the permitted number of floors subject to compliance of fire service norms.
3. The Sanctioning Authority shall communicate the approval or refusal of the Occupancy Certificate within 15 days or may issue the same after levying and collecting compounding fee, if any. If the authority fails to issue the occupancy certificate within the above stipulated period the responsibility shall be fixed with the concerned officer who fails to process the file.
4. The Sanctioning Authority is empowered to compound the offence in relation to setbacks violations (other than the front setback) in respect of non high rise buildings only up to 10%, duly recording thereon the violations in writing. The rate of Compounding fee shall be equivalent to one hundred percent of the value of the land as fixed by the Registration Department at the time of compounding for the violated portion and the Government may revise this rate from time to time. Compounding of such violation shall not be considered for buildings constructed without obtaining any sanctioned plan.
5. For all high rise buildings, the work shall be subject to inspection by the Andhra Pradesh State Disasters Response & Fire Services Department and the Occupancy Certificate shall be issued only after clearance from the Andhra Pradesh State Disasters Response & Fire Services Department with regard to Fire Safety and Protection requirements.
6. The sanctioning authority shall ensure that all public and semi public buildings are constructed disable friendly and provide facilities for specially enabled persons as per National Building Code -2005 of India while issuing occupancy certificate.
7. The functional/line agencies dealing with electric power, water supply, drainage and sewerage shall not give regular connections to the building unless such Occupancy Certificate is produced, or alternatively may charge 3 times the tariff till such time Occupancy Certificate is produced. This condition shall also be applicable to all unauthorized constructions and buildings constructed without sanctioned building plan. In addition to the above, the Local Body shall collect every year two times the property tax as penalty from the owner / occupier.
8. The Registration Authority shall register only the permitted built up area as per the sanctioned building plan and only upon producing and filing a copy of such sanctioned building plan. On the Registration Document it should be clearly mentioned that the registration is in accordance with the sanctioned building plan in respect of setbacks and number of floors.
9. The financial agencies / institutions shall extend loan facilities only to the permitted built up area as per the sanctioned building plan.
- 215.5 Enforcement** In addition to the enforcement powers and responsibilities given in the respective laws of the local authority, in respect of these Rules:
- 1. The Enforcement Authority concerned shall be wholly and severally responsible for ensuring and maintaining the right of way / width of the road and building restrictions as given in these Rules.
 - 2. The Enforcement Authority shall summarily remove any violation or deviation in build-



PERMIT PROCEDURE

ing construction in maintaining the road widths and building line.

3. In respect of apartment complexes, shopping complexes and all high rise buildings, periodical inspections shall be carried out indicating the stage of work with reference to sanctioned plan. In case of any deviations from the sanctioned plan, necessary action shall be taken as per rules.
4. Any person who whether at his own instance or at the instance of any other person or anybody including the Government Department undertakes or carries out construction or development of any and in contravention of the statutory master plan or without permission, approval or sanction or in contravention of any condition subject to which such permission or approval or sanction has been granted shall be punished with imprisonment for a term which may extend to three years, or with fine which may extend to ten percent of the value of land or building including land in question as fixed by the Registration Department at the time of using the land or building. Provided that the fine imposed shall, in no case be less than fifty percent of the said amount.

215.6 Licensing of real estate companies, developers, builders, town planners, engineers & other technical personnel mandatory

1. The Licencing of Real Estate Companies, Developers & Builders shall be in accordance with the rules published by the Authority.
2. The Licencing of Architects, Engineers, Supervisor, Surveyor and Structural Engineer & Town Planners shall be as per rules and regulations published by the Authority.
3. No developer / builder / real estate firm or company / engineer / town planner/other technical personnel shall be allowed to undertake development/do business / practice

in a Municipal Corporation / Urban Development Authority / Municipality / Nagar Panchayat Area unless they are licenced with the sanctioning authority of the respective area.

4. Architects shall be required to be registered with the Council of Architecture.
5. The engaging of the services of a licenced developer / builder shall be mandatory for Apartment Buildings, Group Development, all High-Rise Buildings and all Commercial Complexes.
Developments undertaken for construction of individual residential houses, educational/institutional/industrial buildings and developments undertaken by public agencies are exempted from the above condition.
6. Any developer / builder undertaking development or any firm doing property business soliciting property sale/transactions or advertising as such in case of above, shall necessarily mention the details of it's licence number, licence number of the licenced developer to whom the approval is given together with the permit number and it's validity for information and verification of public / prospective buyers.
7. Absence of the above or suppressing of the above facts or in the case of other licences and other technical personnel who violate the conditions would invite penal action including debarring of the real estate firm / development firm / company from practice in the local authority area for 5 years besides prosecution under the relevant laws / code of conduct by the sanctioning authority.
8. Any licenced developer / builder / other technical personnel who undertake construction in violation of the sanctioned plans shall be black- listed and this would entail cancellation of their licence besides being prosecuted under the relevant laws / code of conduct.



PERMIT PROCEDURE

215.7 General. A request for a conditional use shall be permitted with conditions or denied. Each request for a conditional use approval shall be consistent with the criteria listed below:

1. The request is consistent with all applicable provisions of the master plan.
2. The request shall not adversely affect adjacent properties.
3. The request is compatible with the existing or allowable uses of adjacent properties.
4. The request can demonstrate that adequate public facilities, including roads, drainage, potable water, sanitary sewer, and police and fire protection exist or will exist to serve the requested use at the time such facilities are needed.
5. The request can demonstrate adequate provision for maintenance of the use and associated structures.
6. The request has minimized, to the degree possible, adverse effects on the natural environment.
7. The request will not create undue traffic congestion.
8. The request will not adversely affect the public health, safety or welfare.
9. The request conforms to all applicable provisions of these regulations.



ZONING DISTRICTS AND USE GROUPS

CHAPTER III

ZONING DISTRICTS AND USE GROUPS

301 CLASSIFICATION OF ZONING DISTRICTS

301.1 Classification. In order to classify, regulate and restrict the locations of uses and loca-

tions of buildings designated for specific areas; and to regulate and determine the areas of setbacks, courts and other open spaces within or surrounding such buildings, property is hereby classified into zoning districts (see table 5).

Table 5: Zoning Districts

Zone	Zone code	Zoning District
Residential	R1	Village Planning Zone
	R2	Low density zone
	R3	Medium to High density zone
	R4	High density zone
Commercial	C1	Mixed use zone
	C2	General Commercial zone
	C3	Neighbourhood centre zone
	C4	Town centre zone
	C5	Regional centre zone
	C6	Central Business District zone
Industrial	I1	Business park zone
	I2	Logistics zone
	I3	Non-polluting industry zone
Open Space and Protected area	P1	Passive zone
	P2	Active zone
	P3	Protected zone
Institutional Facilities	S1	Government zone
	S2	Education zone
	S3	Special zone
Infrastructure Reserve	U1	Reserve zone
	U2	Road Reserve zone

302 ZONING MAP

302.1 General. The boundaries of each zoning district are as indicated upon the zoning map (see Annexure). Said map and subsequent amend-

ments thereto shall be considered as a part of this zoning plan.



ZONING DISTRICTS AND USE GROUPS

303 ANNEXED TERRITORY

303.1 Classification. Any territory hereafter annexed shall automatically, upon such annexation, be classified as R2, residential district and be subject to all conditions and regulations applicable to property in such district.

304 CLASSIFICATION OF USES

304.1 Classification. The uses permitted or prohibited in various zoning districts are classified into use groups (see Appendix I). The zoning regulations matrices are in Appendix II. In case of any discrepancies between Appendix II and Appendix III, Appendix II shall prevail.

305 CLASSIFICATION OF REGULATIONS

305.1 General. The regulations for any zone are classified into the following heads and presented as regulation tables for different zones.

- (1) Uses- Permitted, Prohibited, and Conditional.
- (2) Buildable area- Minimum plot size (m^2), Maximum building coverage (%), Minimum green coverage (%), FSI.
- (3) Building type- Height (m), Maximum floors, Floor to floor height (m), Building form,

Building dimensions.

- (4) Parking- Minimum required parking stalls, Minimum dimensions for different type of vehicles, Location, Surfacing, Disabled parking, Circulation, Minimum shaded areas, and Vehicular access to parking lot..
- (5) Setback- All setbacks (Front, Side, Rear, Common, Corner) for above grade/basement/between adjacent buildings.
- (6) Service area and equipment- Loading docks, Outdoor storage, Refuse storage area, and Mechanical Equipment.
- (7) Fencing- Permission, Electronic security, Plantation along boundary, heights (Rear, Side, Front, Additional), and Material.
- (8) Circulation- Pedestrian circulation and Public transit circulation.
- (9) Signage- Signage Uses, Location, and Specifications.
- (10) Green coverage - Minimum dimensions, Planting strip, Maintenance, and Decks.

305.2 Urban design guidelines Urban design guidelines approved by the Commissioner for any land parcel, confirming to the Masterplan principles, shall have precedence over these zoning regulations.



ZONES DEFINED

CHAPTER IV ZONES DEFINED

401 RESIDENTIAL ZONE

401.1 General. The regulations and guidelines in this section apply to residential uses within the various Residential Zoning Districts in Capital City. Summary of residential zoning district guidelines, with illustrative drawings are provided in Appendix III for easy reference.

401.2 Allowable Intensity. The maximum allowable intensity of residential development is guided by the Floor Area Ratio (FAR) specified in the Zoning Regulations below. The full potential of the FAR may not be achievable because of limitations imposed by site configuration, condition, layout, building setbacks, height, site coverage and the requirements of technical authorities that affect the site.

401.3 Building setbacks. Building setbacks are measured from the site boundary, excluding any strip of land that is required by the state for road or drainage widening requirements. Bay windows, ledges, roof eaves and other minor buildings features which do not significantly increase the building bulk of residential developments could be allowed to encroach into the building setback requirement from the common boundary under certain circumstances.

401.4 General.

401.4.1 Ancillary structures

Swimming pool, electric substation, water tank, air-conditioner condenser, etc. are to be adequately set back.

- Height of electric substation shall not exceed 6m (measured up to the springing line).
- Transformers open to the sky should be properly screen off to reduce any noise nuisance.
2. Proposed water tank, water pump (if any) is to be located minimum 1.0m from the common boundaries.

3. Sunken swimming pool in land titled developments need not set back from common boundaries. However, the owner is to take appropriate measures to prevent the splashing of water into the neighbouring property.

4. The setback control is the green buffer requirement based on the predominant use of the development.

5. Air-conditioner condensers and air-conditioning ledges is to be located minimum 2 m from the common boundaries to minimise noise and other nuisance to the neighbouring property. For good class bungalows, minimum 3m setback shall be provided from the common boundaries.

401.4.2 Road categories

Category 1	60m RoW	Major Arterial
Category 2	50m RoW	Arterial
Category 3	50m RoW	Sub-arterial
Category 4 & 5	25m RoW	Collector roads

401.5 R1 Village Planning zone. R1 is a zoning district offering low rise developments within the existing villages. The R1 Zone is intended to offer low rise housing as part of the farming community and complementary public facilities as needed. The purpose is to create good community areas within the villages falling within the capital city. Site Required for maintaining road width as proposed in village development/circulation plan approved by Commissioner shall be handed over to the Authority/local body free of cost for which APCRDA may consider TDR or relaxation for additional built up area of 200%. Apartments may be allowed wherever site has access through a 12 m wide existing road. While permitting buildings in R1 zone, abutting minimum 9m wide road, shall be ensured by the authority. The applicant has to indicate road widths on the site plan to maintain minimum width as



ZONES DEFINED

TYPE OF ANCILLARY STRUCTURES	REQUIRED SETBACK FROM THE ROAD	REQUIRED SETBACK FROM THE OTHER BOUNDARY LINE
Electric substation (ESS) – 22KV / 6.6KV (1.5 storey) – 22KV / LV (1.5 storey) – 6.6KV/ LV (1 storey)	5m from Category 1 Road 3-5m from Category 2 Road 3m from Category 3 Road 3m from Category 4 Road 3m from Category 5 Road	2m
Sunken swimming pool	5m from Category 1 Road 3-5m from Category 2 Road 3m from Category 3 Road 3m from Category 4 Road 3m from Category 5 Road	2m
Raised swimming pool -protruding >1m from the ground	minimum of 6m	6m
Toilet, Store room, Outdoor kitchen, Maid's quarter, Guard house, Parking garage, Management Office, First aid room, Display area, Security Facilities etc.	Minimum 1m	Minimum 1m

Table 6: Minimum setbacks for Ancillary structures

prescribed in the area development plan as prepared by CRDA.

401.6 R2 Low Density Zone. The R2 is a zoning district established to develop low density premium residential developments. The Zone allows development of detached, semi detached, attached houses and apartments. This zone is in proximity to the ceremonial axis.

401.7 R3 Medium to High Density Zone. R3 is a zoning district established to allow medium to high density residential developments across the city, and create well planned medium to high density housing complexes with ample open spaces. All the returnable residential land for farmers falls under this zone. To create a medium density zone a variety in the housing types ranging from single to multi-family dwelling types offering higher building coverage and building height

have been given to encourage land owners to amalgamate and benefit from the Higher FAR offered by the apartment typology within the zone. This is to facilitate the creation of a well planned medium-density residential neighbourhood with green character.

401.8 R4 High Density Residential Zone. R4 is a zoning district where are multi-family high density housing options planned within the Capital City to provide high-quality public transport oriented lifestyle for those who desire an urban lifestyle with easy access to regional goods and services. This zone is largely planned along the river-front, and in areas with proximity to the town and regional centres. Communal facilities with generous greening are encouraged to enhance the quality of living in this high density environment.



ZONES DEFINED

402 COMMERCIAL ZONE

The regulations and guidelines in this section apply to commercial uses within the various Commercial zones in Capital City. Summary of some commercial zoning district guidelines, with illustrative drawings are provided in Appendix III for easy reference.

402.1 Basement Setbacks. A basement is a sunken structure which does not protrude more than 1m above the ground level on all sides. For basements setbacks depending on varying plot sizes, refer Appendix II.

402.2 Ancillary Structures Setbacks. Swimming pool, electric substation, etc. are to be adequately set back as stated in Table 6. For other structures, refer Appendix II.

402.3 Roof garden or Flat roof Roof garden, if any, should be left uncovered at all times unless otherwise approved by the Commissioner. This is to ensure that no structure is added as it is tantamount to an additional storey in areas where there is storey height restriction; or the allowable development intensity may be exceeded. This treatment is similar for flat roofs.

402.4 C1 Mixed Use Commercial Zone. C1 is a zoning district to be used mainly for mixed residential and commercial purposes, which can have up to 30% GFA used for commercial purpose.

402.5 C2 General Commercial Zone. C2 zoning district includes the commercial land that will be returned to the land owners under the Andhra Pradesh Land Pooling (Formulation and Implementation) Rules, 2015. This zone creates attractive mixed use establishments to foster local businesses.

402.6 C3 Neighbourhood Centre Zone. C3 zoning district creates attractive small mixed use establishments. C2 developments within the Transit Overlay allow for compact mixed use developments with a commercial frontage. Neighbourhood Centres (NCs) located outside the transit overlay are also zoned C3. Such (NCs) provide

for small commercial such as banks, local markets, eating establishments and offices, as well as some housing component. A variety of public facilities such as health centres, community halls and post offices etc. are also to be provided within the Neighbourhood Centre to cater to the needs of the surrounding neighbourhood (Approximately 15,000-25,000 population). The Neighbourhood Park is also incorporated as part of the C3 Development. The Neighbourhood Park and the public facilities will consist of 40% of the overall C3 zoned area (To be identified and planned).

402.7 C4 Town Centre Zone. C4 zoning district is an area established to create a medium rise commercial zone within the townships. The purpose is to intensify the land use, while ensuring intimate human scale and a continuous shopping street environment.

402.8 C5 Regional Centre Zone. C5 zoning district is an area established to create a medium rise commercial zone within the Regional centres. The purpose is to intensify the land use, while ensuring intimate human scale and a continuous shopping street environment.

402.9 C6 Central Business District zone. C6 zoning district is an area established to create a high rise commercial zone in the finance city/downtown. The purpose is to intensify the land use, while ensuring intimate human scale and a continuous shopping street environment.

403 INDUSTRIAL ZONE

Summary of zoning district guidelines, with illustrative drawings are provided in Appendix III for easy reference.

403.1 I1 Business Park Zone. I1 zoning district are specifically set aside for non-pollutive industries and businesses that engage in high technology, research and development (R&D), high value added and knowledge intensive activities. The value of the business park zone is between industrial and commercial uses. The two main



ZONES DEFINED

features that distinguish business parks from industrial estates are:

- (i) The range of permitted uses that are generally nonproduction in nature but are characteristic of high technology research and prototype development.
- (ii) The emphasis on landscaping, quality building designs and provision of amenity facilities to reflect the image of the business park.

403.2 I2 Logistics Zone. I2 zoning district consist of predominantly activities related to transport, logistics, goods distribution and storage for regional, national and international transit. Generally, these developments consist of warehouses, loading & unloading bays, open storage facilities and supporting ancillary services with efficient internal vehicular circulation and external multi-modal transport links.

403.3 I3 Non-polluting industry Zone. I3 zoning district are for light manufacturing/industry which are non-polluting.

404 PARKS AND OPEN SPACES ZONE

Summary of zoning district guidelines, with illustrative drawings are provided in Appendix III for easy reference.

404.1 P1 Passive Recreational Zone. P1 zoning districts are districts established to provide recreational and leisure facilities and activities in selected areas that have unique features (including visual corridors, environmentally sensitive areas, buffer areas, or along significant routes). These parks can include recreational commercial or public facilities at the neighbourhood, community, and regional level.

404.2 P2 Active Recreational Zone. P2 zoning district is established to provide parks that offer active recreational and sporting activities. While structures within the parks are allowed, the general character of the Active Recreational Zone should remain as green and recreational.

404.3 P3 Protected Area. P3 zoning districts have been established to conserve and protect the environmentally sensitive areas such as steep slopes and rivers which are rich in nature and biodiversity. These areas are non-developable for other strategic purposes. In the case of highly sensitive areas like forests and rivers the zoning for the protected areas shall supersede.

405 INSTITUTIONAL ZONE

Summary of zoning district guidelines, with illustrative drawings are provided in Appendix III for easy reference.

The regulations and guidelines apply to all developments proposed in the Capital City designated within the special development zones presented in the Zoning Plan.

405.1 S1 Government Zone. S1 zoning district is a special zone for institutions such as State Legislature, Secretariat, High Court of Judicature, Heads of Department offices, Raj Bhawan, Head of Department office, Government of India offices, International missions / Consulates and Government Complex related residential facilities with other allied activities. In order to enhance the strategic location and symbolic value of these projects, Urban Design Proposals shall be prepared addressing the character of public spaces as well as functions of the of government institutions. Design brief for the Urban Design proposal shall follow the essential parameters like site location; major and sub arterial roads as shown in Land use Plan & Zoning Plan. Other elements of the master plan like primary and secondary green network; mass transportation lines and interchanges; number of stipulated public facilities; and other surrounding land uses shall be considered in the Urban Design Proposal for Government Zone. All security measures shall be integrated within the Urban Design Proposal to safeguard Government functioning and at the same time making it an publicly accessible place. All the development guidelines for subsequent Architectural Design Projects shall be stipulated in the



ZONES DEFINED

Urban Design Proposal. Zoning regulations for Government Zone are not prescribed for the same purpose.

405.2 S2 Education Zone. S2 zoning district enables the Authority in securing land for strategic institutional projects like University, Colleges, Schools, Hospitals and so on. In order to locate these projects at accessible locations and to ensure that adequate land is reserved for its development, this zone is identified as separate zone. For Campus development projects like Universities, large Hospitals detailed Master plan shall be prepared before constructing the buildings to ensure that allocated land is planned well. For individual land parcels such as schools, stipulated number of students and allied facilities shall be worked out as per government's educational department guidelines or private sector developer requirements as applicable. Development guidelines for all parcels under Education Zone shall be based on above. Zoning regulations for Education Zone are not prescribed for the same purpose.

405.3 S3 Special Zone. S3 zoning district, also known as 'White Sites' have been allocated to enable the Authority in developing market demand driven necessary urban projects. The "white-site" gives more flexibility in the use of the sites through Authority's land allocation program. Endowed with the switch use options, prospective buyers / developers can respond to the market demand and supply conditions more effectively by instantly adjusting and optimizing the space among different uses available at such time. The prospective buyers / developers could rely on the flexibility granted by the "white" site rules to optimize the development potential of the site in a market with uncertain demand. The successful tenderer / buyer of a white site has the options to develop the site for commercial, residential or hotel use, or a mix of these uses, as well as the rights to choose the quantum and/or the mix of the use when initiating or launching the development with approval from Authority at such time.

For the layout plots, in this zone, which are registered prior to the notification date of these regulations, the regulations of R3 (Medium to High density residential) shall be applicable.

406 INFRASTRUCTURE ZONE

Summary of zoning district guidelines, with illustrative drawings are provided in Appendix III for easy reference.

406.1 U1 Reserve Zone. U1 zone to enables the Authority in securing land for Strategic Infrastructure and Transportation projects. It includes large scale transport utilities like Bus Terminal, Metro Depot as well as large scale Infrastructure utilities like Water Treatment Plant, Sewage Treatment Plant, and Electrical Substations etc. These projects are strategically located in order to service the Capital City in proper manner and are marked under this zone to ensure that adequate land is reserved for its development. Development briefs for all the parcels are subjected to detailed infrastructure and transportation related studies that need to be taken up by CRDA in the implementation phase. It will determine the development guidelines for all parcels marked under Reserve Zone. Zoning regulations for Reserve Zone are not prescribed for the same purpose.

406.2 U2 Road Reserve Zone. U2 zone enables the Authority in securing the Right of Way (RoW) to develop Major Arterial road, Arterial, sub-arterial road, and Collector roads. Schematic cross sections of proposed Right of Way and its cross sectional elements shall be referred from the Master plan Report. Apart from the traffic movement the Right of Way shall allow space for tree verge, footpaths, utility corridors, bicycle tracks, bicycle parking shelters, bus shelters, street furniture, lighting, signage; and any other transport and utility structures. Detailed study shall be undertaken to further detail the transport provisions and General Road Guidelines.



OTHER REGULATIONS

CHAPTER V

OTHER REGULATIONS

501 OFF-STREET PARKING

501.1 General. Off-street Parking shall be provided at the time of erection of any main building or at the time such buildings are altered, enlarged, converted or increased in capacity minimum offstreet parking space with adequate provision for ingress and egress by standard-sized vehicles in accordance with the requirements of these regulations.

501.2 Parking space requirements. Parking spaces shall be in accordance with provisions given below.

501.2.1 Required number.

The off-street parking spaces required for each use permitted by these regulations shall not be less than that found in Appendix II, provided that any fractional parking space be computed as a whole space.

501.2.2 Combination of uses.

Where there is a combination of uses on a lot, the required number of parking spaces shall be the sum of that found for each use.

501.2.3 Location of lot.

The parking spaces required by these regulations shall be provided on the same lot.

501.2.4 Accessible spaces.

Accessible parking spaces and passenger loading zones shall be provided in accordance with the building code.

501.3 Parking stall dimension. Parking stall dimensions shall be in accordance provisions given below.

501.3.1 Width.

A minimum width of 2.5 m shall be provided for each parking stall.

Exceptions:

1. The width of a parking stall shall be increased 26 cm for obstructions located on either side of the stall within 4.3 m of the access aisle.

501.3.2 Length.

A minimum length of 5 m shall be provided for each parking stall.

Exceptions:

1. Compact parking stalls shall be permitted to be 5.5 m in length.
2. Parallel parking stalls shall be a minimum 6 m in length.

501.4 Minimum dimensions The following are the minimum dimension for parking:

	Width(m)	Depth(m)
Car Parking	2.5	5
Disabled car parking	4.85	5.5
Lorry Parking	3.5	10
Heavy Vehicle Parking	3.75	10
Ambulance parking	3	9

501.5 Design of parking facilities. The design of parking facilities shall be in accordance with provisions given in this section.

501.5.1 Driveway width.

Every parking facility shall be provided with one or more access driveways, the width of which shall be the following:

1. Private driveways at least 2.8 m.
2. Commercial driveways:
 - 2.1. 3.6 m for one-way enter/exit.



OTHER REGULATIONS

2.2. 5.4 m for two-way enter/ exit.

501.5.2 Driveway and ramp slopes.

The maximum slope of any driveway or ramp shall not exceed 12.5 percent (1 in 8). Transition slopes in driveways and ramps shall be provided in accordance with the standards set by the Chief City Planner.

501.5.3 Stall access.

Each required parking stall shall be individually and easily accessed. No automobile shall be required to back onto any public street or sidewalk to leave any parking stall when such stall serves more than two dwelling units or other than residential uses. All portions of a public lot or garage shall be accessible to other portions thereof without requiring the use of any public street.

501.5.4 Compact-to-standard stall ratio.

The maximum ratio of compact stalls to standard stalls in any parking area shall not exceed 1 to 2.

501.5.5 Screening.

A 9.2 m buffer at the public way shall be provided for all parking areas of five or more parking spaces.

501.5.6 Striping.

All parking stalls shall be striped.
Exception: A private garage or parking area for the exclusive use of a single-family dwelling.

501.5.7 Lighting.

All lights illuminating a parking area shall be designed and located so as to reflect away from any street and adjacent property.

502 FENCING

502.1 General. Fence wall heights in required setbacks shall not exceed those specified under Appendix II.

503 LOCATION OF ANCILLARY BUILDINGS

503.1 General. Ancillary buildings shall occupy the same lot as the main use or building.

503.2 Separation from main building. All accessory buildings shall be separated from the main building by 3 m and from the lot boundary by 1m.

503.3 Private garages. An ancillary building used as a private garage shall be permitted to be located in the rear setback or side setback provided that setbacks are maintained and the structures do not encroach into any recorded easements. The building shall be permitted to be located in the front setback of a sloping lot if the lot has more than a 3 m difference in elevation from midpoint of the front lot line to a point 16 m away midway between the side lot lines.

503.4 Storage buildings. All ancillary buildings used for storage or other similar use shall be permitted to be located in any portion of the rear setback or side setback. No storage building shall be located in the front setback.

504 ALLOWABLE PROJECTIONS INTO SETBACKS

504.1 General. Eaves, cornices or other similar architectural features shall be permitted to project into a required setback no more than 30 cm. Chimneys shall be permitted to project no more than 61 cm, provided the width of any side setback is not reduced to less than 75 cm.

504.2 Front setback. Open, unenclosed ramps, porches, platforms or landings, not covered by a roof, shall be permitted to extend no



OTHER REGULATIONS

more than 1.8 m into the required front setback, provided such porch does not extend above the first level and is no more than 1.8 m above grade at any point.

504.3 Rear setback. Windows shall be permitted to project into a required rear setback no more than 1.5 m.

505 GREEN STRIP REQUIREMENTS

505.1 General. Greening / Landscaping is required for all new buildings and additions over 100 m^2 as defined in Appendix II. Said landscaping shall be completed before occupancy of the building.

505.2 Green building norms Green building norms and Environmentally sustainable development shall be followed as prescribed by the Sanctioning Authority.

505.3 Front setback. Front setbacks required by these regulations shall be completely landscaped, except for those areas occupied by access driveways and parking.

505.4 Street-side side setbacks. All flanking street-side side setbacks shall be completely landscaped, except for those areas occupied by utilities, access driveways, paved walks, walls and structures.

505.5 Maintenance. All greenery and live landscaping required by these regulations shall be properly maintained. All dead or dying landscaping shall be replaced immediately and all sodded areas mowed, fertilized and irrigated on a regular basis.

506 LOADING SPACES

506.1 General. Loading spaces shall be provided on the same lot for every building in the C or I zones. No loading space is required if prevented by an existing lawful building. The City Planner shall be authorized to waive this requirement on unusual lots.

506.2 Size. Each loading space shall have a clear height of 4.3 m and shall be directly accessible through a usable door not less than 90 cm in width and 2 m high. The minimum area of a loading space shall be 37.2 m^2 and the minimum dimensions shall be 6 m long and 3 m deep.

507 PASSAGEWAYS

507.1 Residential entrances. There shall be a passageway leading from the public way to the exterior entrance of each dwelling unit in every residential building of not less than 3 m in width. The passageway shall be increased by 60 cm for each storey over two.

507.2 Separation between buildings. There shall be at least 3 m of clear space between every main building and accessory building on a lot. There shall be at least 6 m of clear space between every residential building and another main building on the same lot.

507.3 Location of passageways. Passageways shall be permitted to be located in that space set aside for required setbacks. Passageways shall be open and unobstructed to the sky and shall be permitted to have such projections as allowed for setbacks, provided the users of said passageway have a clear walkway to the public way. Any space between buildings or passageways that has less width than that prescribed herein shall not be further reduced.

508 APPROVAL FOR AND AVAILABILITY OF ESSENTIAL SERVICES

508.1 General. All projects that require the additional use of new facilities or essential services, such as sewers, storm drains, fire hydrants, potable water, public streets, street lighting and similar services, shall obtain such approval as required by the agency providing such service prior to project approval.



OTHER REGULATIONS

Nonavailability of essential services shall be permitted to be grounds for denying permits for additional development until such services are available. The jurisdiction is not obligated to extend or supply essential services if capacity is not available. If capacity is available, the extension of services shall be by and at the cost of the developer entity, unless the jurisdiction agrees otherwise. All service extensions shall be designed and installed in full compliance with the jurisdiction's standards for such service, and shall be subject to review, permit and inspection as required by other policies or laws of the jurisdiction.

509 GRADING AND EXCAVATION REGULATIONS

509.1 General. This section is intended to provide the community with fair and equitable grading practices and shall not supersede the requirements of any other regulation.

509.2 Grading responsibilities: Grading operations shall be in accordance with following sections.

509.2.1 Protection of utilities.

Public utilities or services shall be protected from damage caused by grading or excavation operations.

509.2.2 Protection of adjacent property.

Adjacent properties shall be protected from damage caused by to grading operations. No person shall excavate on land sufficiently close to the property line to endanger any adjoining public street, sidewalk, alley, or other public or private property, without supporting and protecting such property from any damage that might result.

509.2.3 Inspection notice.

The concerned official shall be notified at least 24 hours prior to the start of work.

509.2.4 Temporary erosion control.

Precautionary measures necessary to protect adjacent watercourses and public or private property from damage by water erosion, flooding or deposition of mud or debris originating from the site shall be put in effect. Precautionary measures shall include provisions of properly designed sediment control facilities so that downstream properties are not affected by upstream erosion.

509.2.5 Traffic control and protection of streets.

Flaggers, signs, barricades and other safety devices to ensure adequate safety when working in or near public streets shall be provided.

509.2.6 Hazard from existing grading.

Whenever any existing excavation, embankment or fill has become a hazard to life or limb, endangers structures, or adversely affects the safety, use stability of a public way or drainage channel, such excavation, embankment or fill shall be eliminated.

509.2.7 Tracking of dirt onto public streets.

Adequate cleaning of equipment to prevent the tracking of dirt and debris onto public streets shall be provided.

509.2.8 Maintenance of waterway and irrigation canals.

Precautionary measures to protect and maintain the flow of waterways and irrigation canals shall be taken.

509.2.9 Revegetation.

The loss of trees, ground cover, and topsoil shall be minimized on any grading project. In addition to mechanical methods of erosion control, graded areas shall be protected to the extent practical from damage by erosion by planting grass or ground cover plants and/or trees. Such plantings



OTHER REGULATIONS

shall provide for rapid, short-term coverage of the slopes as well as long-term permanent coverage. A plan by a licenced professional shall be provided where required by the City Planner.

509.3 Design standards. The grading design standards required herein shall be those found in nationally recognized standards.



NON STANDARD APPLICATIONS

CHAPTER VI

NON STANDARD APPLICATIONS

601 GENERAL

Any application not permitted as-of-right from the standard zoning regulations may be granted conditional development approval by the Commissioner through the Non Standard Application process. Approvals for such Non Standard Applications shall be carried out by panel review. Such Non Standard Applications can address various unique conditions where relief for the development from the zoning regulations could be granted. The Non-Standard Applications can include but is not limited to the following.

- Non-Conforming Existing Use.
- Zoning Lots Divided by Administrative Boundaries.
- Special Regulations for Large Scale Developments.
- Provisions for Home Offices.
- Non-Conforming and irregular shaped plots.

602 NON-CONFORMING EXISTING USE

602.1 General. Non-Complying Uses are uses in existence prior to the zoning regulations, which are incompatible and non-complying with the new zoning regulations. Regulations for such are provided to permit the continuance of such uses for a reasonable period of time, but restricting further such developments. The regulations aim to establish the character of the area and protect the public health, safety and general welfare. Criteria to assess the development are based on its impact on the surrounding community and are listed below.

602.2 Conditions. -The development is to be located at proximity to arterial roads for ease of access.

-Compliance with parking requirements and loading berths within the lot boundary comparable to regulations for similar use.

-Evaluation of Traffic Impact Assessment.

-Evaluation of Environmental Inventory & Assessment regarding pollution, noise, smell, and light etc.

602.3 Allowable additions and alterations.

No material change in use which does not comply with the prevailing zoning regulations.

602.4 Damage, destruction or discontinuance.

-If any damage or destruction of the non-conforming use exceeding more than 25% of the assessed valuation of buildings in use, the non-conforming use shall terminate, and the development should comply with conforming use.

-If damage or destruction of the non complying use is less than 25% of the assessed valuation of buildings in use, the non conforming use may be restored provided that the there is no increase in degree of non-compliance.

-If the non-conforming use is discontinued for more than a period of two years, or any use discontinued, thereafter only conforming use shall be applicable. However this shall not be applicable in case of war, government or public body related improvement project and labour difficulties.

602.5 Termination Non-conforming uses may be continued for five years after the date of gazette of the zoning regulations. After such date, the non-conforming use shall terminate and thereafter only conforming use shall be applicable, unless conditional approval has been obtained from the Commissioner.



NON STANDARD APPLICATIONS

603 ZONING LOTS DIVIDED BY ADMINISTRATIVE BOUNDARIES

This regulation is applicable when a zoning lot is located between two or more administrative boundaries or landuse boundaries with different uses.

603.1 Criteria for assessment. The zoning regulation of the parcel area which has more than 50% total parcel of the overall parcel area shall apply to the entire parcel. The part of the parcel in the landuse zone with less than 50% of the area shall follow the zoning regulation of the larger area of the parcel from the adjacent landuse zone.

604 PROVISION FOR HOME-OFFICE

604.1 General. Residential Zones allow residents to engage in uses other than residences so long as the principal use of the residence remains as a dwelling and the proposed ancillary use meets the requirements and restrictions as set forth in the regulations. Home Office is allowed in R1, R2 and R3 Zones. Some common ancillary uses include offices (for medicine, dentistry, architecture, engineering, law, or psychiatry), Music rehearsal studio, IT/ other consultancy services, web design, accountancy services, data entry, teaching not extending to classes or school like establishments, or other professional related uses and so on. The following are the criteria for assessment.

604.2 Conditions.

1. Prohibit exterior physical changes to the home for the purposes of conducting business, which is not residential in character.
2. The home occupation shall not exceed 25 percent of the floor area of the primary structure.
3. Other than those related by blood, marriage or adoption, no more than one person may be employed in the home occupation.

4. Inventory and supplies shall not occupy more than 50 percent of the area permitted to be used as a home occupation.
5. There shall be no exterior display or storage of goods on said premises.
6. Home occupations involving beauty shops or barber shops shall require a conditional-use permit.
7. Two additional parking spaces shall be provided on the premises, except only one need be provided if the home occupation does not have an employee. Said parking shall comply with the parking requirements in these regulations.
8. Prohibit the use of display of advertisements or posters.

604.3 Traffic assessment. -The business activities must not introduce extra human or vehicular traffic to the surroundings or the neighbourhood.

-Allow a maximum of two non-residents to work from a residential unit.

-Additional off street parking to be provided for every 200m² of floor area used for the home office. (Refer Figure 1).

Multi-family apartments in zones that allow home offices should make provision for such additional off street parking to cater for future home-offices.

604.4 Prohibited business activities. - The business activities must not be illegal, unlawful or immoral.

-The business must not generate noise, smoke, odour, chemical/liquid waste or dust that could become a nuisance.

-Storage and use of dangerous chemicals and hazardous substances are strictly prohibited.

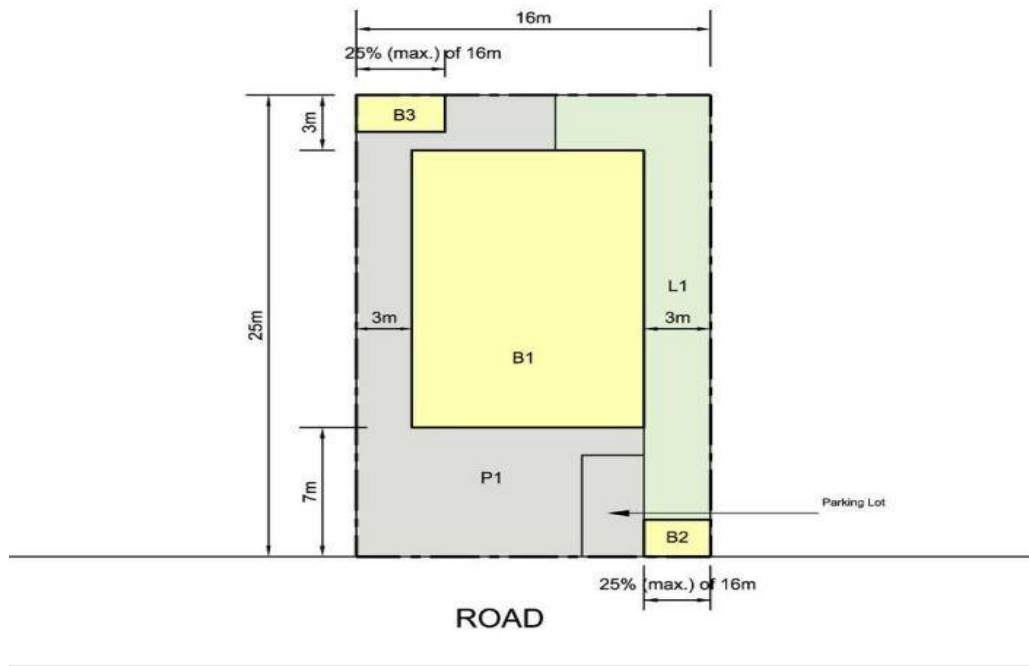
-There must be no solicitation of business that may cause annoyance to the residents or public.

-There must be no selling of physical goods.

-The only kind of office that can be allowed in group development is that which serves only the



NON STANDARD APPLICATIONS



After adding Home Office

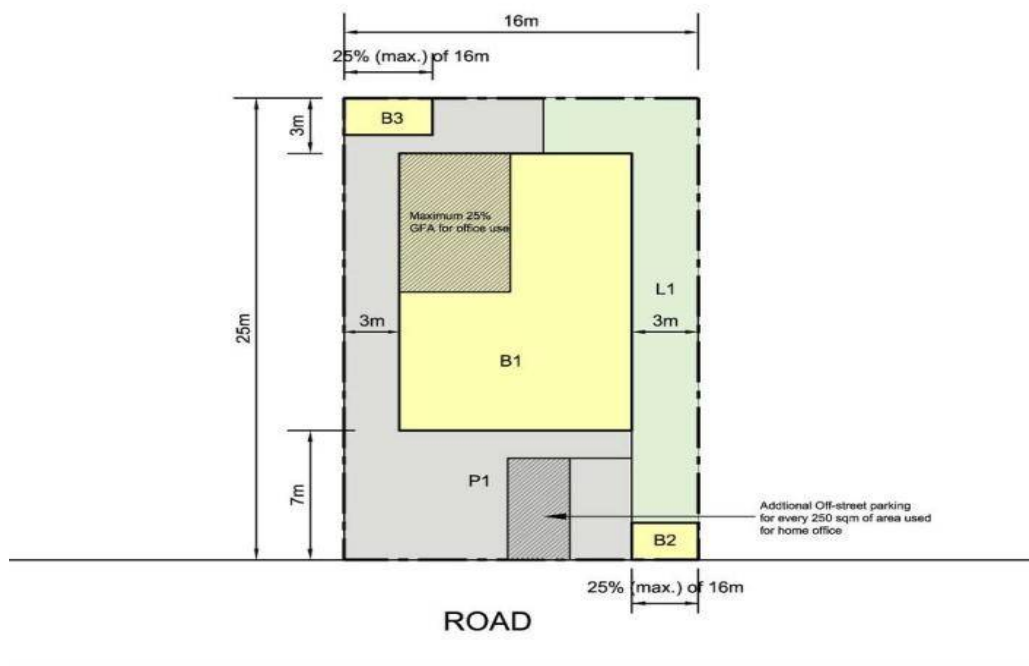


Figure 1: Provision for home office



NON STANDARD APPLICATIONS

lawful inhabitants of the lot. It cannot serve members of a group or organization who live elsewhere.

604.5 Businesses not permitted in home office.

- Contractors business.
- Car-Trading business.
- Commercial schools
- Employment agency.
- Businesses involving gathering of large number of people.
- Courier businesses.
- Manufacture/ preparation/ processing of products and goods.
- Repair of household appliances, electrical products, footwear, etc.
- Catering/restaurants.
- Shops and any form of retail activity, including pet shops.
- Funeral chapels or homes.

604.6 Safety requirements. The business must comply with safety requirements imposed by the Fire Safety Regulations.

605 NON-CONFORMING AND IRREGULAR SHAPED LOTS

605.1 General. The intent is to allow potential development for non-conforming and irregular shaped parcels of land to have meaningful layout within landed housing through marginal allowable deficiencies in plot width and zoning relaxation. Only parcels in which development in a lower zone is not possible shall be considered for assessment. The criteria for assessment.

605.2 Marginal deficiency/ land acquisition affected lots -For parcels not conforming to zoning size a variation can be considered if the proposal is an infill development in existing plots. The reduced variation should be 10% of the minimum lot size.

-Variation is applicable for parcels affected by surrendering land for city road and infrastructure projects. The reduced variation should be 10% of the minimum lot size.

605.3 Irregular-shaped housing lots, detached houses. -The subject plot with the deficient plot width should have an average plot width of at least 8m so as to ensure a meaningful building layout.

-The subject plot with the deficient plot width must comply fully with the minimum lot size of the respective zone, and all other zoning regulations e.g. setback, road buffer, etc.

-The odd-shaped configuration allowance is only applicable for an existing lot configuration and not for lots created by subdividing regular or less regular-shaped plots.

605.4 Irregular-shaped housing lots, detached houses in corner lots with long frontage. The standard front setback will apply for a width of 8m, which is to be measured from the common boundary line with the adjoining neighbouring lot; beyond the 8m width, a reduced front setback of 2m is allowed.

605.5 Housing lots located away from access roads, or inadequate vehicle access. -Property access is not guaranteed for developments which do not have access via any of the types of roads. Hence, development permit should be denied.

-Authority can help to coordinate between the concerned neighbouring lots. A property with inadequate proper access shall not be subdivided.

-Maximum distance of the property without adequate vehicular access should be 30m from the city road or as per the National Building Code regulations.



NON STANDARD APPLICATIONS

606 OTHER CONDITIONS

1. All existing Acts/Rules restricting development activities near Water bodies, Railways, Electrical lines, Airport, Oil / Gas Pipelines, Heritage Structures, Religious Structures and EIA Notification shall be followed in all zones, example
 - Rain Water Harvesting Structures shall be provided as given in Acts /Rules
 - Provisions of the Andhra Pradesh Water, Land and Trees Act, 2002 shall be complied in such sites and schemes where ever applicable.
2. The building requirements and standards not covered in these regulations shall be compiled with National Building Code.
3. Provisions for Economical Weaker Section/LIG housing shall be followed where proposed site area for residential project is 4000 Sqm and above by reserving 10% built up area or 25% of no of dwelling units or shelter fee as prescribed by Commissioner.
4. Buildings shall be designed for compliance with earth quake resistance and resisting other natural hazards. The Completion Certificate shall mention that the norms have been followed in the design and construction of buildings for making the buildings resistant to earthquake.
5. In case of Apartment / Group Development where there are 100 units and above, a minimum 3% of the total built up area shall be planned and developed for common amenities and facilities.
6. In case of Apartment / Group Development where there are 100 units and above, buildings proposed for Nursing Homes, Hospitals and Hotels provision for Solar Water Heating System and Solar Lighting System, in the building and in the site for outdoor lighting, etc. For all such buildings provision of

Recycling of Water shall be made. In case of apartments and Group development having 100 units and above, 10% of site area shall be developed as organized open space for totlot. At least 50% of totlot shall be provided at one place.

7. Engaging of the services of a licenced developer / builder shall be mandatory for Apartment Buildings, Group Development, all types of Planned Unit Development Schemes, all High-Rise Buildings and all Commercial Complexes. Developments undertaken for undertaken by public agencies are exempted from the above condition.
8. Any licenced developer / builder / other professionals who undertake construction in violation of the sanctioned plans shall be black-listed and this would entail cancellation of their licence besides being prosecuted under the relevant laws / code of conduct.
9. No developer /professional shall be allowed to undertake development/do business / practice unless they are licenced with the sanctioning authority.

607 PLANNED UNIT DEVELOPMENT

607.1 Approval. Planned unit developments (PUDs) shall be allowed by Commissioner in any zoning district. No such planned unit development permit shall be granted unless such development will meet the use limitations of the zoning district in which it is located and meet the density and other limitations of such districts, except as such requirements may be lawfully modified as provided by these regulations. Compliance with these regulations in no way excuses the developer from the applicable requirements of a subdivision regulation, except as modifications thereof are specifically authorized in the approval of the application for the planned unit development.

607.2 Intent. These regulations are to encourage and provide means for effecting desirable and quality development by permitting greater



NON STANDARD APPLICATIONS

flexibility and design freedom than that permitted under the basic district regulations, and to accomplish a well-balanced, aesthetically satisfying city and economically desirable development of building sites within a PUD. This regulation facilitates large-scale developments spanning several zoning lots by creating greater flexibility for the purpose of producing better site planning. Its objective is to enable better arrangement of open spaces and utilization of natural features. These regulations are established to permit latitude in the development of the building site if such development is found to be in accordance with the purpose, spirit and intent of this regulation and is found not to be hazardous, harmful, offensive or otherwise adverse to the environment, property values or the character of the neighborhood or the health, safety and welfare of the community. It is intended to permit and encourage diversification, variation and imagination in the relationship of uses, structures, open spaces and heights of structures for developments conceived and implemented as comprehensive and cohesive unified projects. It is further intended to encourage more rational and economic development with relationship to public services, and to encourage and facilitate the preservation of open lands.

607.3 Conditions.

607.3.1 Area

No planned unit development shall have an area less than 4 ha.

607.3.2 Uses

A planned unit development which will contain uses not permitted in the zoning district in which it is to be located will require a change of zoning district and shall be accompanied by an application for a zoning amendment, except that any residential use shall be considered a permitted use in a planned unit development, which allows residential uses and shall be governed by density, design and other requirements of the planned unit development permit. Where a site is situated in

more than one use district, the permitted uses applicable to such property in one district may be extended into the adjacent use district.

607.3.3 Ownership

The development shall be in single or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property.

607.3.4 Project information

Requirement for a time schedule for carrying out development, financial plan, common parking areas provision plan, and maintenance plan for common open spaces and parking. A subdivision plan if applicable to the development should be provided and shall comply with all applicable regulations.

607.3.5 Design

The Commissioner shall require such arrangements of structures and open spaces within the site development plan as necessary to ensure that adjacent properties will not be adversely affected.

607.3.6 Density

Density of land use shall in no case be more than 15 percent higher than allowed in the zoning district.

607.3.7 Arrangement

Where feasible, the least height and density of buildings and uses shall be arranged around the boundaries of the development.

607.3.8 Specific regulations.

Lot area, width, setback, height, density and coverage regulations shall be determined by approval of the site development plan.



NON STANDARD APPLICATIONS

607.3.9 Environment

Evaluate Environmental Impact Assessment (EIA) for the proposal.

607.3.10 Traffic and Parking.

- Evaluate Traffic Impact Assessment (TIA) for the proposal.
- Allowance to be provided for multiple accesses into development as per the TIA.
- Private internal roads shall conform to required standards set by the fire regulations.
- Development with multiple uses having mixed use, or commercial need to comply with the parking requirements of such zone and should be provided within the boundary.

607.3.11 Infrastructure

- Compliance to infrastructure connectivity with surrounding areas.
- Drainage study or drainage plan to show impact of proposed development to the Surrounding with the additional outflow.
- Compliance of infrastructure requirements such as sewerage treatment plants, electric substation, drainage etc.

607.3.12 Facilities

Where required provision of public facilities in compliance with regulations of the Authority shall be made.

607.3.13 Open spaces

Preservation, maintenance and ownership of required open spaces within the development shall be accomplished by either:

1. Dedication of the land as a public park or parkway system; or
2. Creating a permanent, open space easement on and over the said private open spaces to guarantee that the open space remain perpetually in recreational use, with ownership and maintenance being the responsibility of an owners' association

established with articles of association and bylaws, which are satisfactory to the legislative body.

607.3.14 Landscaping

Landscaping, fencing and screening related to the uses within the site and as a means of integrating the proposed development into its surroundings shall be planned and presented for approval, together with other required plans for the development. A planting plan showing proposed tree and shrubbery plantings shall be prepared for the entire site to be developed. A grading and drainage plan shall also be submitted to the Commissioner with the application.

607.3.15 Signs.

The size, location, design and nature of signs, if any, and the intensity and direction of area or flood lighting shall be detailed in the application.

607.3.16 Desirability.

The proposed use of the particular location shall be shown as necessary or desirable, to provide a service or facility that will contribute to the general well being of the surrounding area. It shall also be shown that under the circumstances of the particular case, the proposed use will not be detrimental to the health, safety or general welfare of persons residing in the vicinity of the planned unit development.

607.3.17 Urban design

Provide strategy plan to explain harmonious blending of development with surrounding location.

Urban Form strategy of the development.

607.4 Determination by Commissioner

607.4.1 Considerations.

In carrying out the intent of this section, the Commissioner shall consider the following principles:

1. It is the intent of this section that site and



NON STANDARD APPLICATIONS

building plans for a PUD shall be prepared by a designer or team of designers having professional competence in urban planning as proposed in the application.

2. It is not the intent of this section that control of the design of a PUD by the Commissioner be so rigidly exercised that individual initiative be stifled and substantial additional expense incurred; rather, it is the intent of this section that the control exercised be the minimum necessary to achieve the purpose of this regulation.

3. In an approval, the commissioner may impose such conditions as it deems necessary to secure compliance with the purposes set forth in this chapter.

607.5 Required Contributions

607.5.1 General.

Commissioner as part of the approval of a PUD, may require an applicant to make reasonable contributions to include, but not limited to any combination of the following:

1. Dedication of land for public park purposes.
2. Dedication of land for public school purposes.
3. Dedication of land for public road right-of-way purposes.
4. Construction of, or addition to, roads serving the proposed project when such construction or addition is reasonably related to the traffic to be generated.
5. Installation of required traffic safety devices.

6. Preservation of areas containing significant natural, environmental, historic, archeological or similar resources.

607.6 Commissioner's Action

607.6.1 Approval.

The Commissioner may require that the following condition for a planned unit development (among others he deems appropriate) be met by the applicant:

-That the development is planned as one complex land use rather than as an aggregation of individual and unrelated buildings and uses.

607.6.2 Limitations on application.

1. Upon approval of a PUD, construction shall proceed only in accordance with the plans and specifications approved by the Commissioner and in compliance with any conditions attached by the jurisdiction as to its approval.
2. Amendment to approved plans and specifications for a PUD shall be obtained only by following the procedures here outlined for first approval.
3. The City Planner shall not issue any permit for any proposed building, structure or use within the project unless such building, structure or use is in accordance with the approved development plan and with any conditions imposed in conjunction with its approval.



REGULATIONS FOR SPECIAL FACILITIES

CHAPTER VII

REGULATIONS FOR SPECIAL FACILITIES

701 PUBLIC FACILITIES

Developments allowed within the zoning as conditional uses or permitted uses, but which are not residential, commercial or industrial and do not fall under the parks category require a special assessment and permit for development. These developments need to be evaluated based on their provisions, location and distribution. The regulations of the particular zone in which the plot is located shall be followed unless otherwise stated in the following tables in Appendix IV. The developments that require evaluation are as follows.

1. Educational Institutes.
2. Medical and Health facilities.
3. Religious Institutes.
4. Civic & Community Institutes.
5. Other Uses.

Specialized Evaluation criteria for each of the above mentioned development types are elaborated in the following sections.

702 EDUCATIONAL INSTITUTES

702.1 General. An educational institution is an area used or intended to be used mainly for educational purposes. Examples of educational institution include.

- Kindergarten.
- Primary/ Secondary schools.
- Colleges and Vocational Institutes.
- Training institutes.
- Universities.
- Foreign and special schools (e.g. school for the disabled).

Commercial schools and tuition centers are considered as commercial uses and should be located on land zoned "Commercial" in the Zoning Plan. Such developments are therefore not allowed under the education zones. Examples of Commercial Schools are: tuition centre, language school, computer school, dress-making school, baking and cooking school, music/dancing school, child development school, children playgroup, art school. The criteria for assessment of education institutes are given in Appendix IV.

702.2 Kindergarten/child care centre. Refer Appendix IV for regulations and criteria for assessment.

702.3 Special education schools. These regulations are intended for Special Education Schools, which provide education and training for the disabled. The schools are grouped into two broad categories for the purpose of development controls.

1. Ambulatory: These include schools for the mentally challenged, visually handicapped and the hearing impaired.
2. Non-ambulatory: These include schools for the orthopedic impaired or multi-handicaps.

Purpose-built special education schools are allowed on land zoned for educational purposes. They can also be allowed on government allocated land for such purposes e.g Reserve Sites. Conversion of properties to special education schools to be evaluated on a case-by-case basis, depending on the amenity of the area by CRDA.



REGULATIONS FOR SPECIAL FACILITIES

703 HOSPITALS AND HEALTH INSTITUTIONS

703.1 General. Hospitals and health institutions are development that provide healthcare and ward services to patients. Hospitals are commonly freestanding developments. Hospitals are conditional uses in most residential and commercial zones. The sites for potential locations are identified in the land use plan. The regulations are as provided in Appendix IV.

Types of Health institutes that can be developed as hospitals are:

1. Teaching hospital with educational facilities- public/private
2. Super specialty hospital with two or more specialties- public/private
3. Super specialty hospital with single specialty- public/private
4. Area Hospital/ multi-specialty hospital having general medicine, paediatrics, gynaecology and obstetrics, general surgery, orthopaedics, ophthalmology, dental surgery, and anaesthesia - public/private

704 CIVIC AND COMMUNITY FACILITIES

704.1 General. Civic and Community Facilities are defined as developments uses or intended to be used mainly for civic community or cultural facilities or other similar purposes. They can be further categorized into the following.

1. Civic Institutions such as a courts, police station, fire station, special government building, prison, etc.
2. Community Institutions such as an association building, community club/ centre, professional institution, welfare home, home for the disabled, home for the aged/sheltered homes, youth and children complex, social welfare complex, crematorium etc.

3. Cultural Institutions such as Performing Arts Centre, Library, Museum, Arts/ Science, Centre, Art Gallery etc.

Most of the Civic and Community Facilities are allowed within Residential, Commercial and Industrial zones either as permitted uses, allowable uses or conditional uses.

704.2 Special institutional buildings. Old Age Homes, Disabled Homes, and Community Centers are the institutional buildings, which require special development regulations on top of the regulations of the other institutional buildings. The parameters to evaluate them are provided in Appendix IV.

704.3 Religious institutions. Places used or intended to be used, for religious public worship purpose can be termed as Religious Institutes. e.g. Temples, Churches, Mosques and other places of worship are considered as religious institutes. Places of worship are usually freestanding developments, and in some special situations may share a common wall development. Sites for potential religious places are identified in the proposed land use plan. Religious institutions can occur in residential, commercial and industrial zones, but require special evaluation for development from the Authority.

704.4 Petrol stations. A petrol station is a development which is involved in the sale of fuel for motor vehicles. The petrol station can also include a range of other facilities such as: minor repairing and servicing of vehicles, retail outlets, and car wash and tire service facilities. Petrol stations are usually free-standing developments. Petrol stations are conditional uses in most residential and commercial uses and are allowable uses in industrial zones.

704.5 Golf course. A golf course is an area designated for playing golf and may consist of a driving range and clubhouse for use by its members. It is zoned as P2 Zone which allows active recreation.



Appendix I

CHAPTER VIII APPENDIX I USES MATRIX

[illegible]

* in R1, R2, R3 zone, Commercial space is allowed upto 20 sq mts space, wherever permitted.

* R1 & R2 - Fish market - only processed fish products sale is allowed.

This list is not exhaustive. Commissioner, CRDA may consider similar nature of uses in any zoning district.


Dr. Srikant Nagulapalli, I.A.S.
Commissioner, CRDA

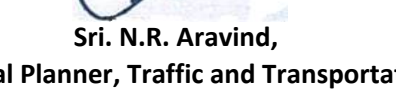
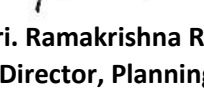

Sri. Prasanna Venkatesh, I.A.S.,
Addl. Commissioner, CRDA



CHAPTER IX
APPENDIX II

ZONING REGULATIONS MATRIX

Andhra Pradesh Capital Region Development Authority (APCRDA)

 Sri. Jubin Cheeran Roy Zonal Assistant Director	 Sri. G. Nageswara Rao Planning Officer	 Sri. N.R. Aravind, Principal Planner, Traffic and Transportation	 Sri. Ramakrishna Rao Director, Planning
 Smt. Naga Sundari Zonal Deputy Director	 Sri. Chakrapani S. Zonal Joint Director	 Sri. Ramudu V. Director, Development Control	 Sri. Prasanna Venkatesh, I.A.S., Addl. Commissioner, CRDA

Andhra Pradesh Capital Region Development Authority (APCRDA)



APPENDIX III–ZONING REGULATION TABLES

1001.Village Planning Zone (R1)

	Regulation	Remarks
These regulations shall apply to: • All new and redeveloped residential uses within the Village Planning Zone (R1). • Lots zoned or re-zoned for residential uses within the Village Planning Zone (R1).		
1.0 USES		
1.1 Permitted Uses	• Attached (A), Semi-detached (SD), detached houses (D), Apartments(AP) & Group Development (GD) • For approved layouts & plots having access through existing 12m wide road in R1 zone, all uses allowed in R3 are applicable. • Non confirming use • For detail list of uses refer to Appendix I	
1.2 Conditional Uses	• Standalone food outlet with less than 50 seats/100 sqm including kitchen • Public facilities • Convenience stores not exceeding 60m² of floor area or 5% of GFA, whichever is less • For detail list of uses refer to Appendix I • All unauthorised layouts shall be subjected to review by CRDA. • Fish market only if it is existing • Banquet hall/commercial shopping complex/centre, minimum plot size 2000 sqm (accessible by existing 12m wide road) • All public facilities related to health to follow public health department guidelines/Indian medical association. • Non-polluting units 5HP power consumption. • Communication towers/gas supply installations- subject to fulfilling the guidelines of statutory bodies. • Spiritual centre/Religious centre/Sports complex – minimum size 500 sqm subject to availability of 12m wide existing access road.	
1.3 Prohibited Uses	• Organised Informal Market • Service Apartments • General commercial uses • Industrial uses • Major infrastructure • For detail list of uses refer to Appendix I	
1.4 Ancillary Uses	• Car parking garage • Outdoor kitchen • Store rooms • For detail list of uses refer to Appendix I	



APPENDIX III

2.0 BUILDABLE AREA (COVERAGE)		
2.1 Minimum Plot Sizes (sq.m)	Refer Appendix II	
2.2 Maximum Building Coverage	Refer Appendix II.	
2.3 No. of Basements	Refer Appendix II.	
2.4 Maximum Floor Space Index (FSI)	Refer Appendix II.	
3.0 BUILDING TYPE		
3.1 Maximum Number of Floors	- G+3 for below 300m² - G+4 for 300m² and above - G (ancillary buildings)	
3.2 Floor to Floor Height	- Ground Floor - 4.5m maximum - Other Floors - 3.6m maximum	
3.3 Building Form	- Detached House - Semi Detached House - Attached House - Apartment - Group Development	
3.4 Existing Buildings	- Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: - No material change in use which does not comply with the prevailing zoning regulations; - No further increase in floor area of the existing non-conforming use - Conversion of a residential building to other permitted uses shall be considered subject to: - Compliance with parking requirements for non-residential use - Removal of the front boundary wall; and - Aesthetic enhancement of the front elevation of the building	
4.0 SETBACK (MINIMUM)		
4.1 Building (Above Grade)	Refer Appendix II.	
4.2 Basement Setback	Refer Appendix II.	
4.3 Ancillary Buildings	Refer Appendix II.	
4.4 Between Multiple Buildings on the Same Lot	Refer Appendix II.	



APPENDIX III

5.0 SERVICE AREA AND EQUIPMENT		
5.1 Loading Docks	Refer Appendix II.	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by CRDA or other relevant authorities upon review of the development application	
5.4 Mechanical Equipment	Refer Appendix II.	
6.0 PARKING		
6.1 Location	Required parking stalls shall be provided within the lot boundary	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	
6.3 Minimum Required Parking Stalls	Refer Appendix II.	
6.4 Visitor Parking accessible to specially abled.	Refer Appendix II.	
6.5 Minimum Dimensions	Refer Chapter V.	
6.6 Vehicular Access to Parking Lot	- Only 1 vehicular ingress and egress point shall be allowed for plot less than 4000m² and 2 for more than 4000m² - Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by CRDA or other relevant authorities	
7.0 FENCING		
7.1 Location	Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot	
7.2 Heights	- Rear and side fencing or walls shall not exceed 2.0 m in height. Front boundary wall should not exceed 2.0 m in height. - Additional height - Shall be evaluated on case-by-case basis by CRDA or other relevant authorities	
7.3 Materials	The front boundary wall shall use material that allows 50% transparency	
8.0 CIRCULATION		
8.1 Pedestrian	Refer Appendix II.	
8.2 Public Transit	Refer Appendix II.	
9.0 SIGNAGE		
9.1 Permitted	- One sign shall be located on the fencing wall along the front setback - A maximum of 35cm height x 35cm width of signage shall be permitted - Protrusion of the signage must be contained within plot boundary	



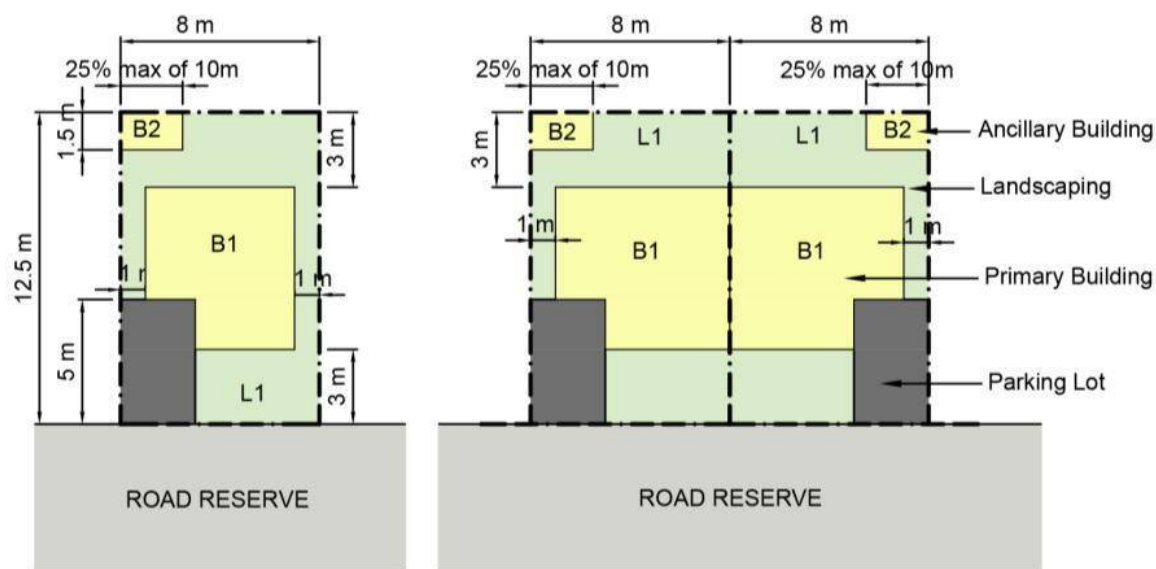
APPENDIX III

10.0 GREEN COVERAGE		
10.1 Minimum % of green coverage	Refer Appendix II.	
10.2 5% of Plot area as Organised open space for recreation	Refer Appendix II.	
10.3 Minimum width of organised open space for recreation. (m)	Refer Appendix II.	
10.4 Maintenance	Refer Appendix II.	
10.5 Decks as recreational facility	Refer Appendix II.	



APPENDIX III

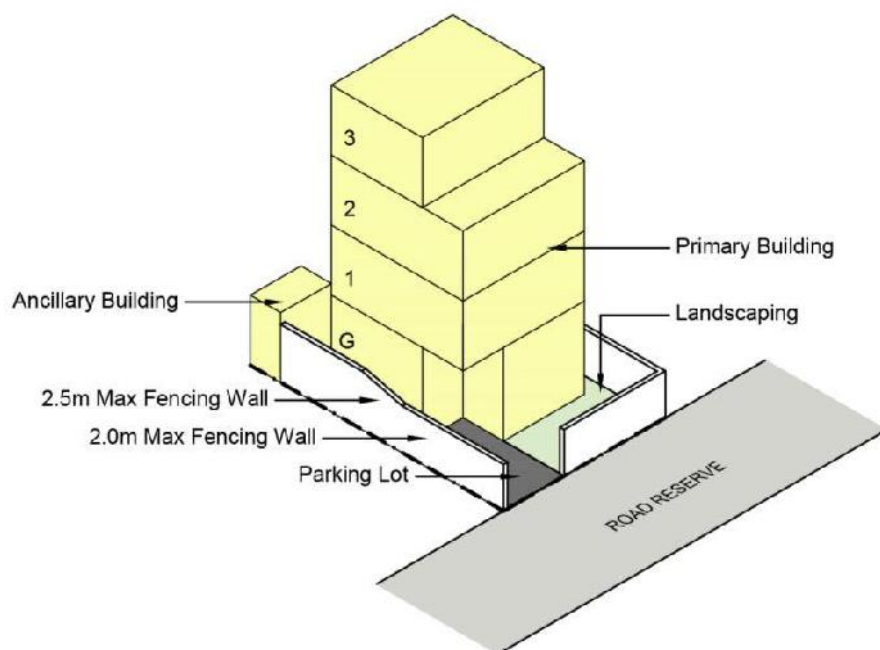
DETACHED AND SEMI DETACHED DEVELOPMENT:



PLAN

(Not to scale)

B1 – Primary Building
B2 – Ancillary Building
L1 – Landscaped Area



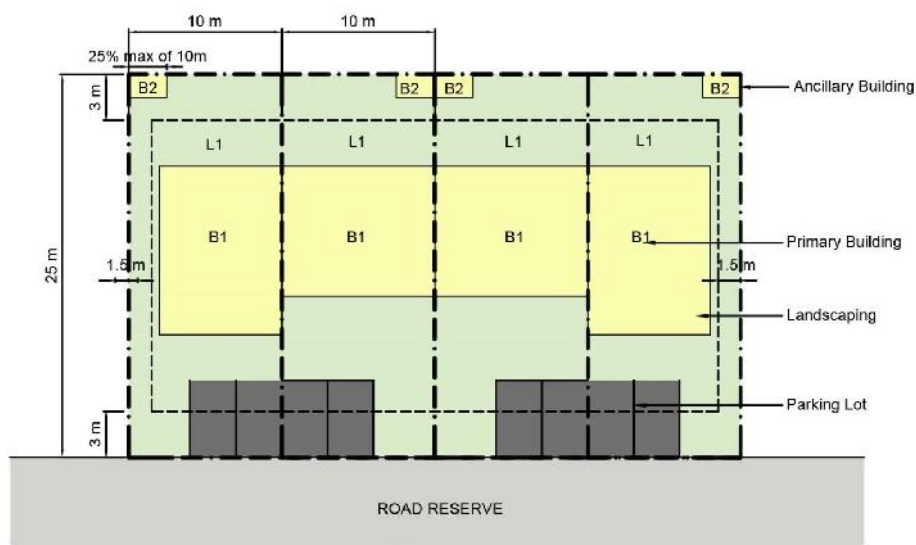
ISOMETRIC VIEW(Not to scale)

Figure: Illustration of Village Planning Zone (R1) – Option 2



APPENDIX III

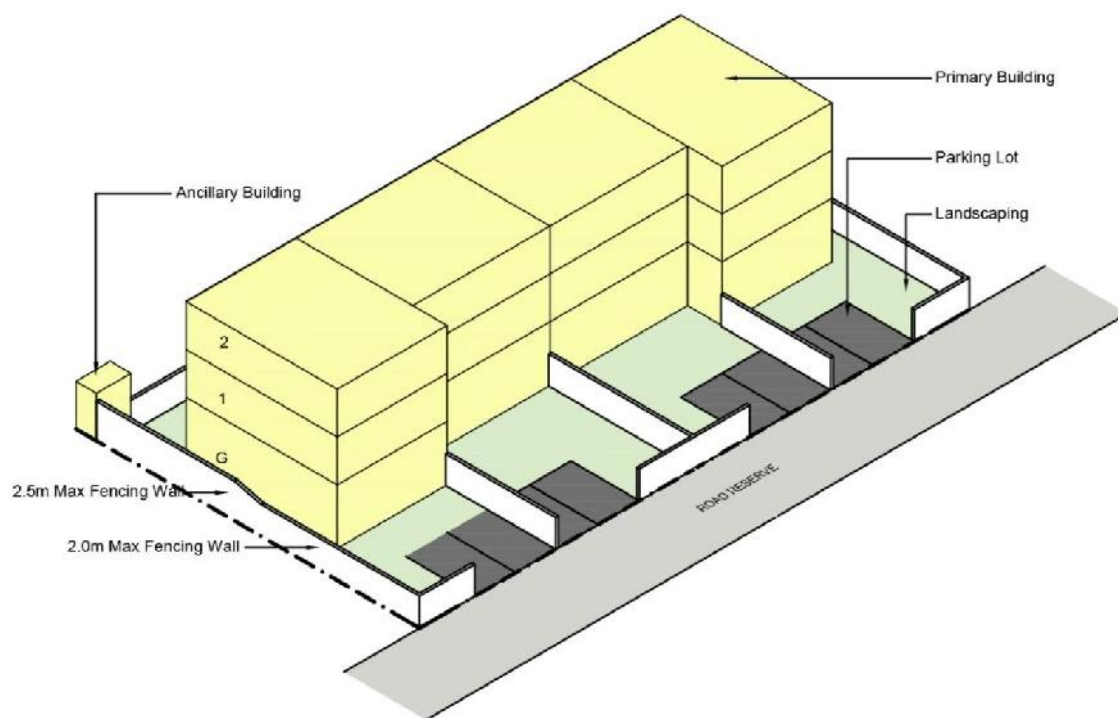
ATTACHED DEVELOPMENT:



PLAN

(Not to scale)

B1 – Primary Building
B2 – Ancillary Building
L1 – Landscaped Area
P1 – Hard Paved Area



ISOMETRIC VIEW

(Not to scale)

Figure: Illustration of Village Planning Zone(R1) – Option 1



1002.Low Density Zone (R2)

	Regulation	Remarks
These regulations shall apply to: - All new and redeveloped residential uses within the Low Density (R2) - Lots zoned or re-zoned for residential uses within the Low Density Zone (R2)		
1.0 USES		
1.1 Permitted Uses	- Attached, Detached, Semi- Detached houses and Apartments - Residential apartments (all plots accessible by 12m wide road) - For detail list of uses refer to Appendix I	
1.2 Conditional Uses	- Standalone food outlet with less than 50 seats/100 m² including kitchen - Hotels (incl. its ancillary uses) - Public facilities - Convenience stores not exceeding 60m² of floor area or 5% of GFA, whichever is less - Home Office - Banquet hall of minimum size 2000 sqm plot (accessible by existing 12m wide road)	
1.3 Prohibited Uses	- Residential apartments (all plots NOT accessible by 12m wide road) - Service Apartments - Industrial uses - Major infrastructure - General commercial use - For detail list of uses refer to Appendix I	
1.4 Ancillary Uses	- Car parking garage - Guard house - Maids' quarters - Outdoor kitchen - Store rooms - For detail list of uses refer to Appendix I	
2.0 BUILDABLE AREA (COVERAGE)		
2.1 Minimum Lot Size	Lot size of 450m²for detached landed housing development, 250m² for semi-detached, 250m²for attached development, 500m² for apartment	
2.2 Maximum Building Coverage	50% for Detached house 50% for Semi-detached house 50% for Attached house and 40% for Apartments	
2.3 No. of Basements allowed.	Refer Appendix 2	



APPENDIX III

	Regulation	Remarks
2.4 Maximum Floor Space Index(FSI)	- Detached -1.0, - Semi-Detached- 1.0 - Attached House – 1.0 - Apartments – 1.2	
3.0 BUILDING TYPE		
3.1 Maximum Number of Floors	- Detached – G+2 - Semi-Detached- G+2 - Attached House – G+2 - Apartments – G+4 - G (ancillary buildings)	
3.2 Floor to Floor Height	- Ground Floor – 4.5m maximum - Other Floors – 3.6m maximum	
3.3 Building Form	- Detached house (D) - Semi-Detached house (SD) - Attached house (A) and Apartment (AP)	
3.4 Existing Buildings	- Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: - No material change in use which does not comply with the prevailing zoning regulations; - No further increase in floor area of the existing non-conforming use - Any additional floor area required for the non-conforming use will: - Conversion of a residential building to other permitted uses shall be considered, subject to: - Compliance with parking requirements for non-residential use - Removal of the front boundary wall; - Aesthetic enhancement of the front elevation of the building	
4.0 SETBACK (Minimum)		
4.1 Building (Above Grade)	Refer Appendix II.	Attached housing should include minimum of 3 plots.
4.2 Basement Setback	As per Appendix II.	



APPENDIX III

	Regulation	Remarks
4.3 Ancillary Buildings	- Refer Appendix II. - Other ancillary uses - May be allowed within the side and rear setbacks - Are subject to their overall width not exceeding 25% of length of the boundary within which they encroach	
4.4 Between Multiple Buildings on the Same Lot	Refer Appendix II.	
5.0 SERVICE AREA AND EQUIPMENT		
5.1 Loading Docks	Refer Annexure II	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by CRDA or other relevant authorities upon review of the development application	
5.4 Mechanical Equipment	- At grade water tank and mechanical equipment: - Shall be located to the side or rear of the building - At grade or rooftop water tank, mechanical and telecommunications equipment including solar energy equipments: - Shall be screened subject to approval by CRDA or other relevant authorities	
6.0 PARKING		
6.1 Location	Required parking stalls shall be provided within the lot boundary	
6.2 Surfacing	Refer Appendix II.	
6.3 Minimum Required Parking Stalls	Refer Appendix II.	
6.4 Visitor Parking accessible to specially abled.	Refer Appendix II.	
6.5 Minimum Dimensions	Refer Appendix II.	
6.6 Vehicular Access to Parking Lot	- Only 1 vehicular ingress and egress point shall be allowed - Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by CRDA or other relevant authorities	
7.0 FENCING		
7.1 Location	Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot	



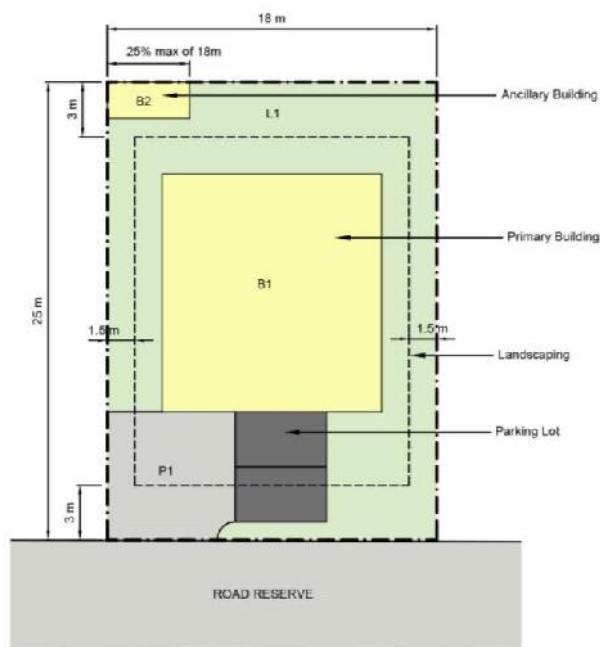
APPENDIX III

	Regulation	Remarks
7.2 Heights	- Rear and side fencing or walls shall not exceed 2 m in height, front boundary wall shall not exceed 2 m - Additional height - Shall be evaluated on case-by-case basis by CRDA or other relevant authorities	
7.3 Materials	The front boundary wall shall use materials that allow 50% transparency	
8.0 CIRCULATION		
8.1 Pedestrian	Refer Appendix II.	
8.2 Public Transit	Refer Appendix II.	
9.0 SIGNAGE		
9.1 Permitted	- One sign shall be located on the fencing wall along the front setback - A maximum of 35cm height x 35cm width of signage shall be permitted - Protrusion of the signage must be contained within plot boundary	
10.0 GREEN COVERAGE		
10.1 Minimum % of green coverage	Refer Appendix II.	
10.2 5% of Plot area as Organised open space for recreation	Refer Appendix II.	
10.3 Minimum width of organised open space for recreation. (m)	Refer Appendix II.	
10.4 Maintenance	Refer Appendix II.	
10.5 Decks as recreational facility	Refer Appendix II.	



APPENDIX III

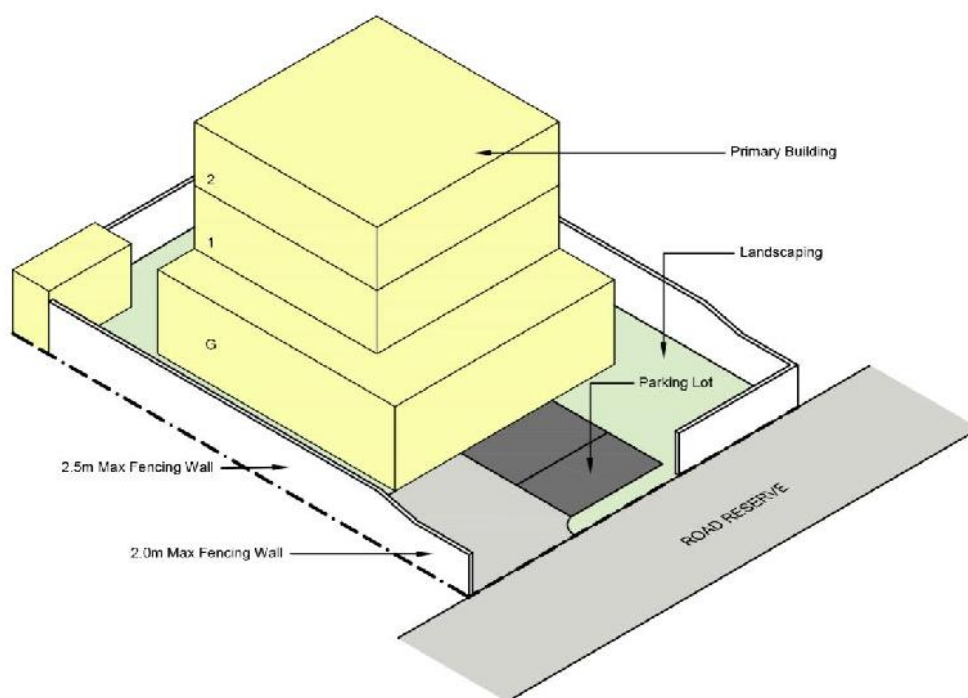
DETACHED DEVELOPMENT:



PLAN

(Not to scale)

B1 – Primary Building
B2 – Ancillary Building
P1 – Hard Paved Area
L1 – Landscaped Area



ISOMETRIC VIEW

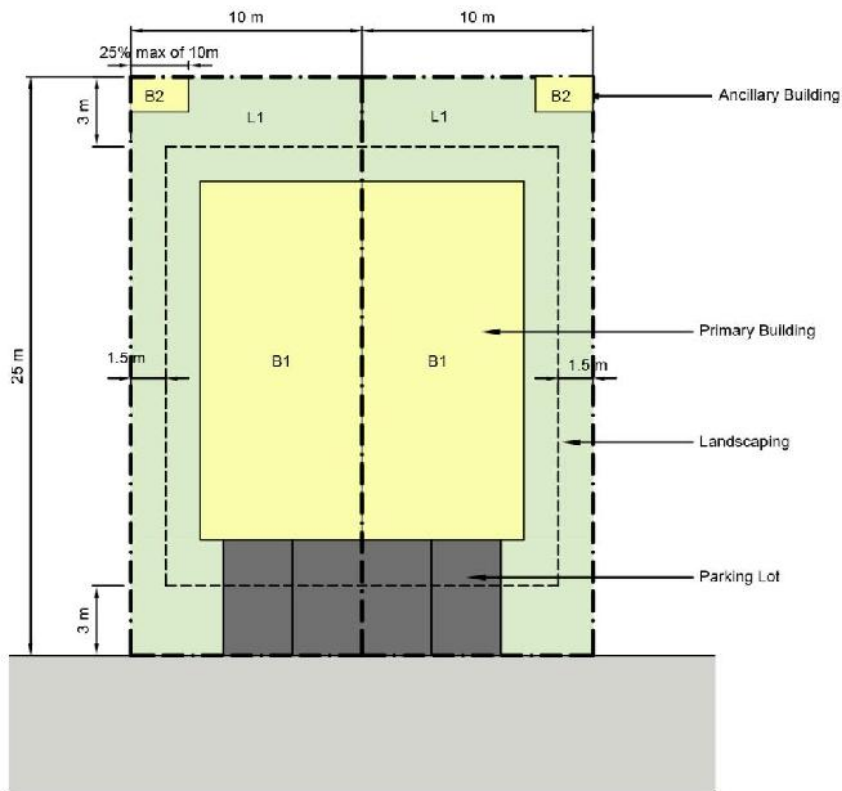
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Figure - Illustration of Low Density Zone (R2) Detached Villa



APPENDIX III

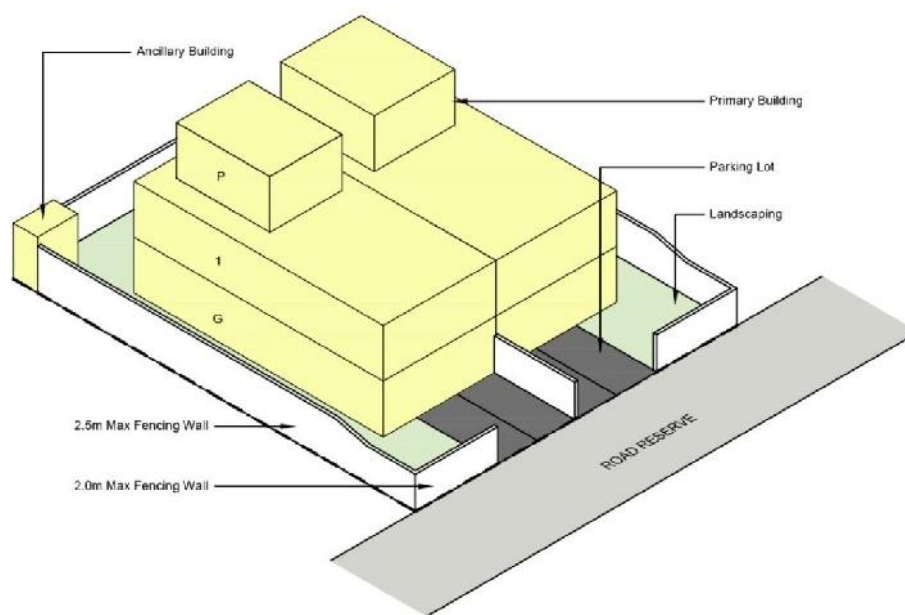
SEMI DETACHED DEVELOPMENT:



PLAN

(Not to scale)

B1 – Primary Building
B2 – Ancillary Building
L1 – Landscaped Area



ISOMETRIC VIEW

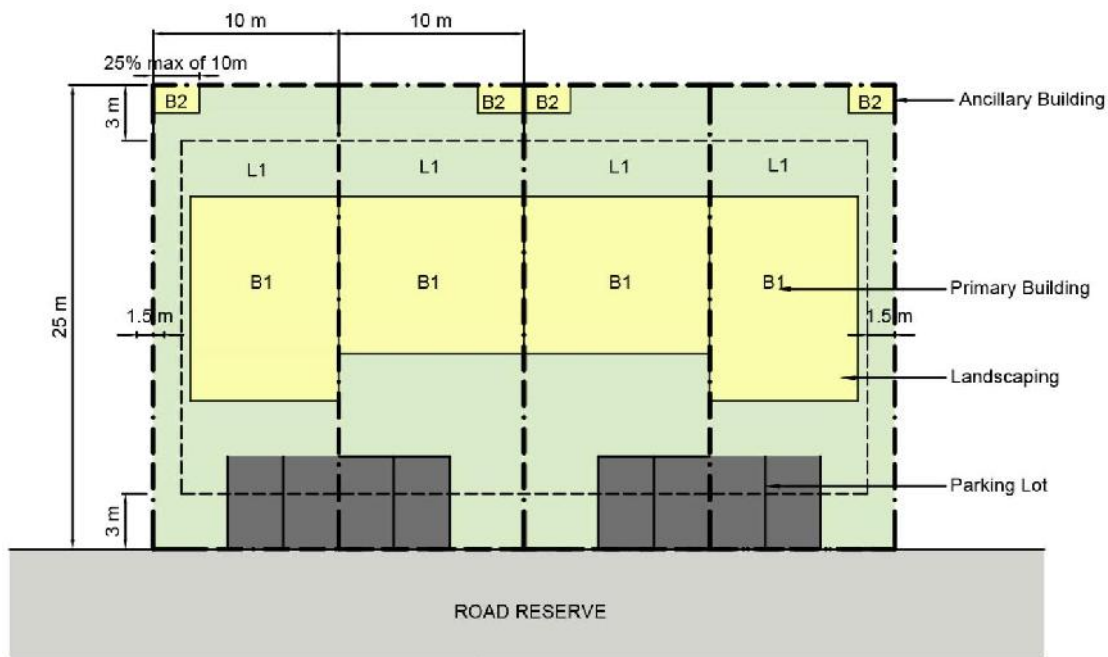
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Figure: Illustration of Low Density Zone (R2) Semi- Detached Villa



APPENDIX III

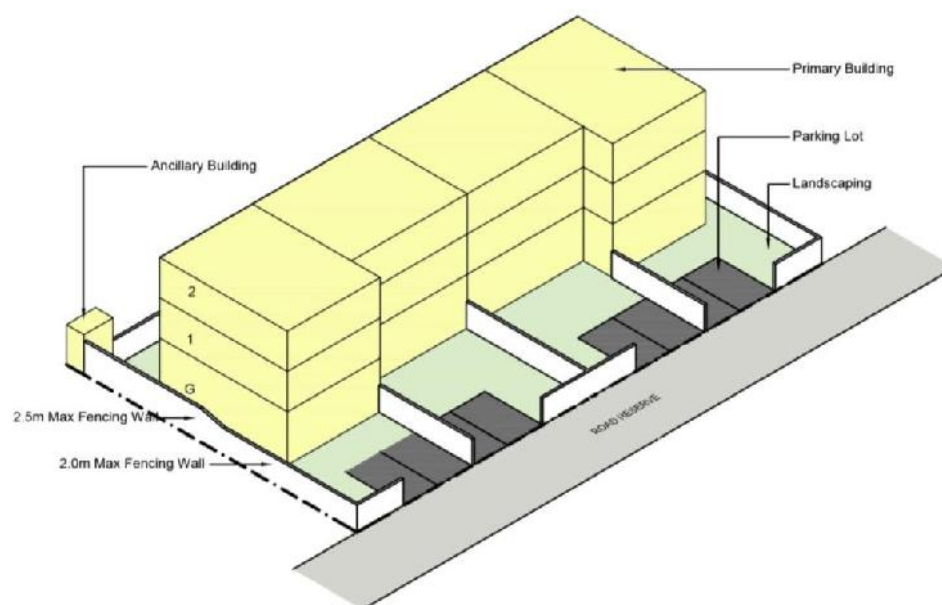
ATTACHED DEVELOPMENT:



PLAN

(Not to scale)

B1 – Primary Building
B2 – Ancillary Building
L1 – Landscaped Area



ISOMETRIC VIEW

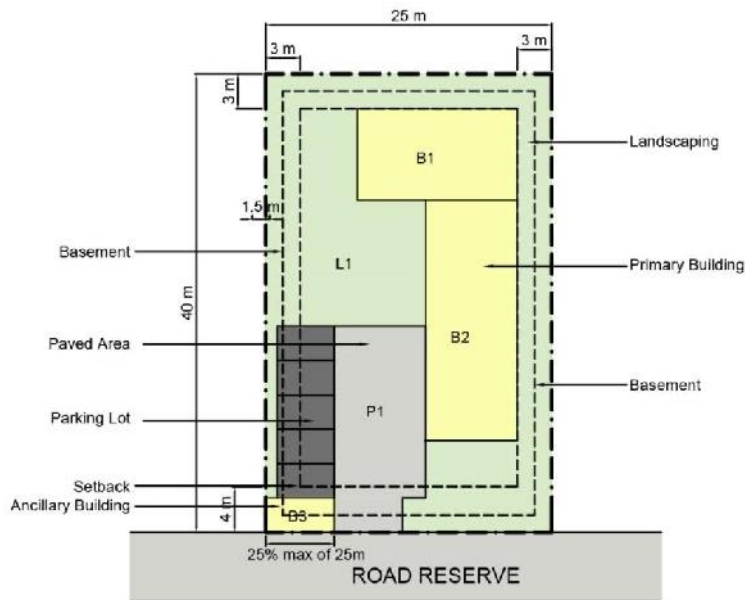
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Figure: Illustration of Low Density Zone (R2) Semi- Attached house



APPENDIX III

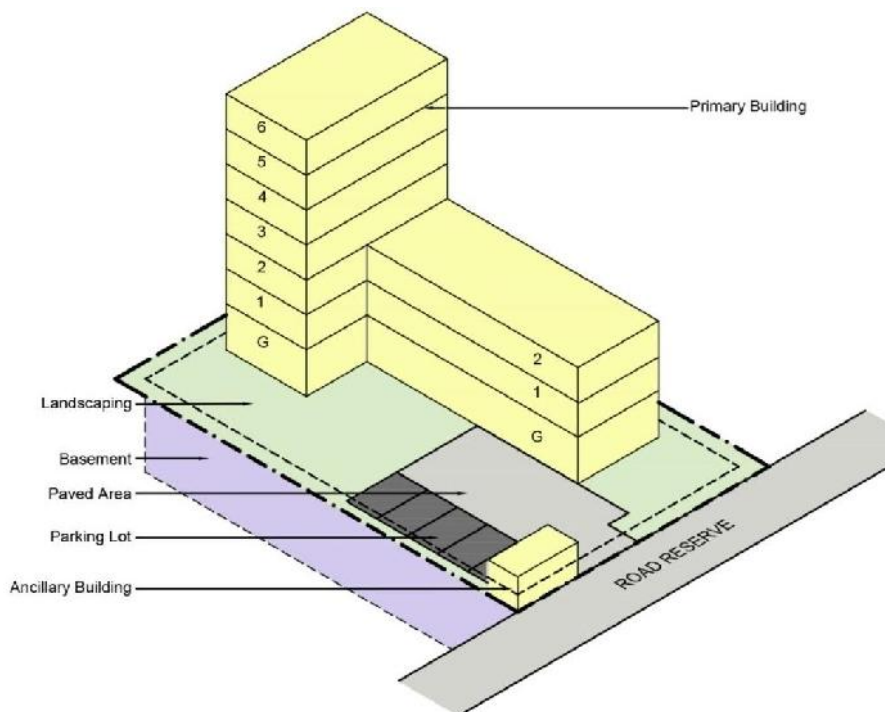
APARTMENT DEVELOPMENT:



PLAN

(Not to scale)

B1, B2 – Primary Building
P1 – Hard Paved Area
B3 – Ancillary Building L1 – Landscaped Area



ISOMETRIC VIEW

(Not to scale)

Figure: Illustration of Low Density Zone (R2) Apartment



1003. Medium to High Density Zone (R3)

	Regulation	Remarks
These regulations shall apply to: - All new and redeveloped residential uses within the Medium to High Density Zone (R3) - Lots zoned or re-zoned for residential uses within the Medium to High Density Zone (R3)		
1.0 USES		
1.1 Permitted Uses	- Attached(A), semi-detached(SD) and detached(D) houses - Apartments (all plots accessible by minimum 12m wide road) - For detail list of uses refer to Appendix I	
1.2 Conditional Uses	- Standalone food outlet with less than 50 seats/100 sqm including kitchen - Hotels (incl. its ancillary uses) - Public facilities - Convenience stores not exceeding 60m² of floor area or 5% of GFA whichever is less. - Home Office - All permitted uses in R1 and R2 zone - All unauthorised layouts shall be subjected to review by CRDA. - Banquet hall/commercial shopping complex/centre, minimum size 2000 sqm (accessible by existing min. 12m wide road) - Non-polluting industries units machinery up to 5HP - For detail list of uses refer to Appendix I	
1.3 Prohibited Uses	- Apartments (all plots NOT accessible by 12m wide road) - Service Apartments - Industrial uses - Major infrastructure - General commercial use - For detail list of uses refer to Appendix I	
1.4 Ancillary Uses	- Car parking garage - Guard house - Maids' quarters - Outdoor kitchen - Store rooms - For detail list of uses refer to Appendix I	
2.0 BUILDABLE AREA (COVERAGE)		
2.1 Minimum Lot Size	Refer Appendix II.	
2.2 Maximum Building Coverage	Refer Appendix II.	



APPENDIX III

	Regulation	Remarks
2.3 No. of Basements allowed	Refer Appendix II.	
2.4 Maximum Floor Space Index(FSI)	- Detached, Semi-Detached and Attached -1.75 - Medium Density Apartments: 2.0 - High Density Apartments : 2.4 - Group development: 2.4	
3.0 BUILDING TYPE		
3.1 Maximum Number of Floors	- G+3 (Attached, semi-detached and detached) up to 300 sqm - G+5 up to 2000sqm - G+11(Apartments)> 2000 sqm - High rise - G (ancillary buildings)	
3.2 Floor to Floor Height	- Ground Floor – 4.5m maximum - Other Floors – 3.6m maximum	
3.3 Building Form	- Detached (D) - Semi-Detached (SD) - Attached (A) - Apartments (AP) - Group development(GD)	
3.4 Existing Buildings	- Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: - No material change in use which does not comply with the prevailing zoning regulations; - No further increase in floor area of the existing non-conforming use - Conversion of a residential structure to other permitted uses shall be considered, subject to: - Compliance with parking requirements for non-residential use - Removal of the front boundary wall; Aesthetic enhancement of the front elevation of the building.	
4.0 SETBACK (Minimum)		
4.1 Building (Above Grade)	Refer Appendix II.	
4.2 Basement Setback	Refer Appendix II.	



APPENDIX III

	Regulation	Remarks
4.3 Ancillary Buildings	- In the front setback along the lot frontage, - May be allowed at the zero setback provided their width does not exceed 25% of the lot frontage - Other ancillary uses - May be allowed within the side and rear setbacks - Are subject to their overall width not exceeding 25% of length of the boundary within which they encroach	
4.4 Between Multiple Buildings on the Same Lot	Refer Annexure II.	
5.0 SERVICE AREA AND EQUIPMENT		
5.1 Loading Docks	Refer Annexure II.	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by CRDA or other relevant authorities upon review of the development application	
5.4 Mechanical Equipment	- At grade water tank and mechanical equipment: - Shall be located to the side or rear of the building - At grade or rooftop water tank, mechanical ,telecommunications and solar equipment : - Shall be screened subject to approval by CRDA or other relevant authorities	
6.0 PARKING		
6.1 Location	Refer Appendix II.	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	
6.3 Minimum Required Parking Stalls	Refer Appendix II.	
6.4 Visitor Parking accessible to specially abled	Refer Appendix II.	
6.5 Minimum Dimensions	Refer Chapter V	



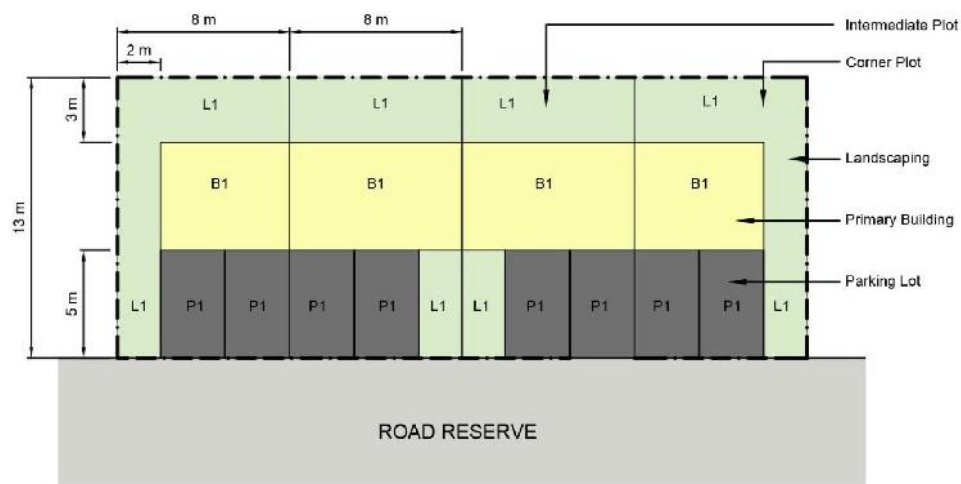
APPENDIX III

	Regulation	Remarks
6.6 Vehicular Access to Parking Lot	- Only 1 vehicular ingress and egress point shall be allowed - Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by CRDA or other relevant authorities	
7.0 FENCING		
7.1 Location	Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot	
7.2 Heights	- Rear and side fencing or walls shall not exceed 2 m in height, front boundary wall shall not exceed 2 m - Additional height - Shall be evaluated on case-by-case basis by CRDA or other relevant authorities	
7.3 Materials	The front boundary wall shall use materials that allow 50% transparency	
8.0 CIRCULATION		
8.1 Pedestrian	Refer Appendix II.	
8.2 Public Transit	Refer Appendix II.	
9.0 SIGNAGE		
9.1 Permitted	- One sign shall be located on the fencing wall along the front setback - A maximum of 35cm height x 35cm width of signage shall be permitted - Larger sign is allowed for an apartment complex, subject to approval from CRDA or the other relevant authorities - Protrusion of the signage must be contained within plot boundary	
10.0 GREEN COVERAGE		
10.1 Minimum % of green coverage	Refer Appendix II.	
10.2 5% of Plot area as Organised open space for recreation	Refer Appendix II.	
10.3 Minimum width of organised open space for recreation. (m)	Refer Appendix II.	
10.4 Maintenance	Refer Appendix II.	
10.5 Decks as recreational facility	Refer Appendix II.	



APPENDIX III

ATTACHED DEVELOPMENT:



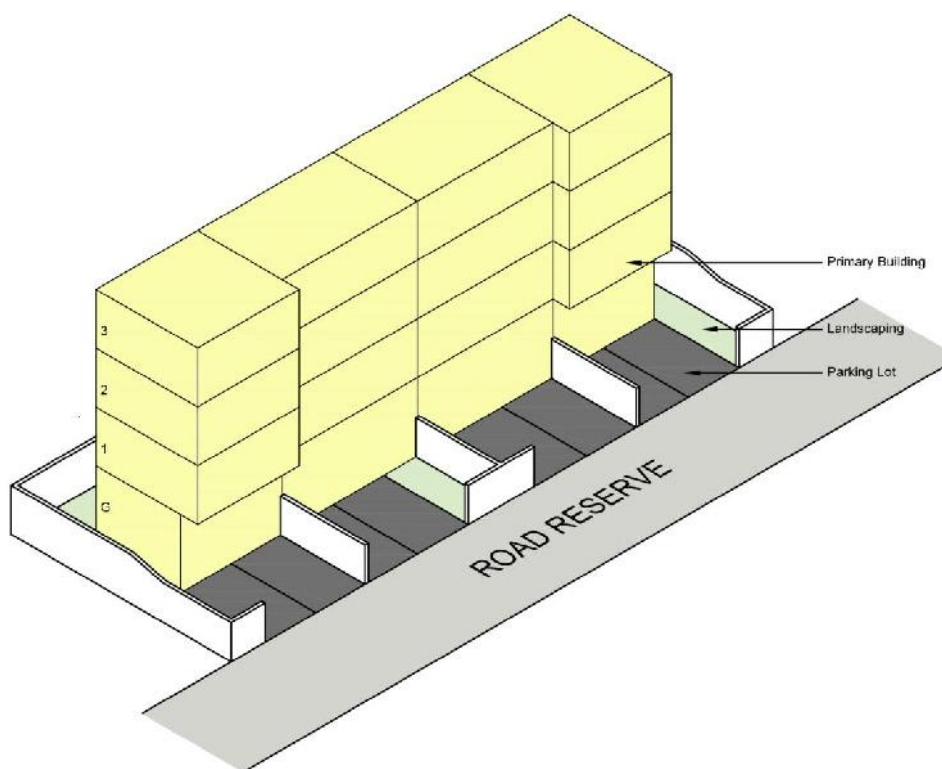
PLAN

(Not to scale)

B1 – Primary Building

P1 – Hard Paved Area

L1 – Landscaped Area



ISOMETRIC VIEW

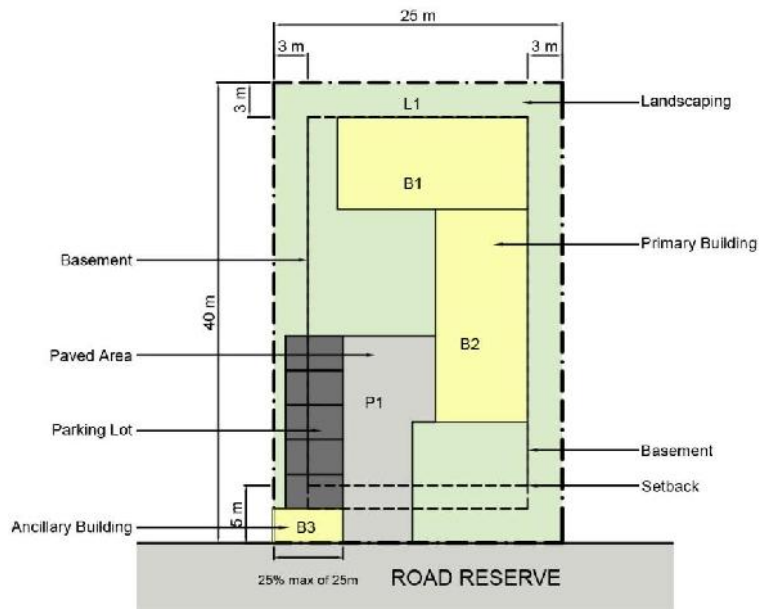
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Figure: Illustration of Medium to High Density Zone – Attached (R3)



APPENDIX III

MEDIUM DENSITY APARTMENT DEVELOPMENT:



PLAN

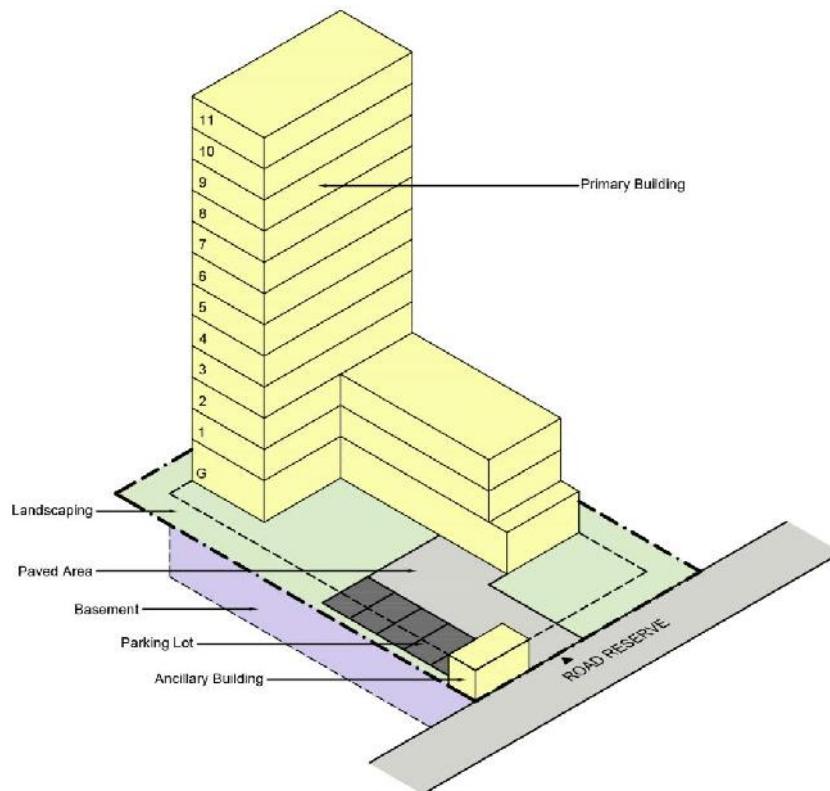
(Not to scale)

B1, B2 – Primary Building

P1 – Hard Paved Area

B3 – Ancillary Building

L1– Landscaped Area



ISOMETRIC VIEW

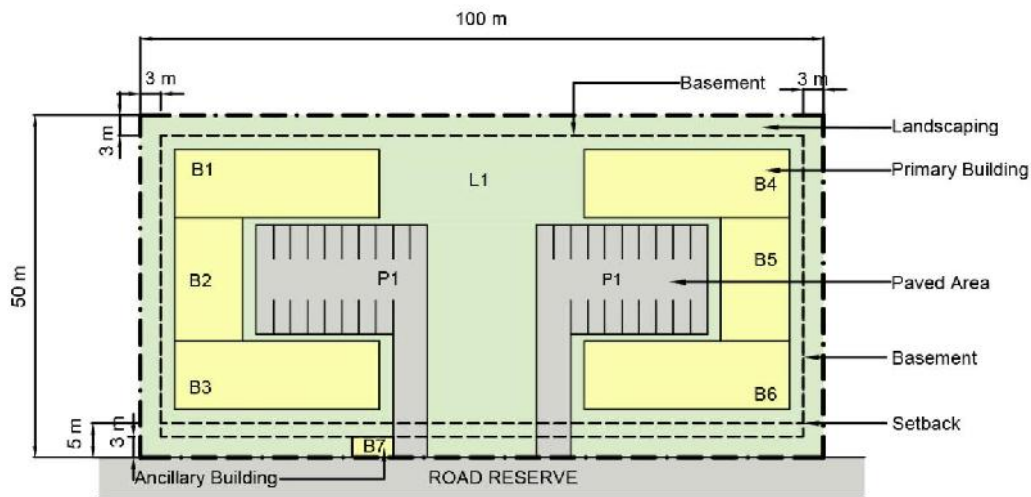


APPENDIX III

(Not to scale)

Figure: Illustration of Medium to High Density Zone – Medium Density Apartment (R3)

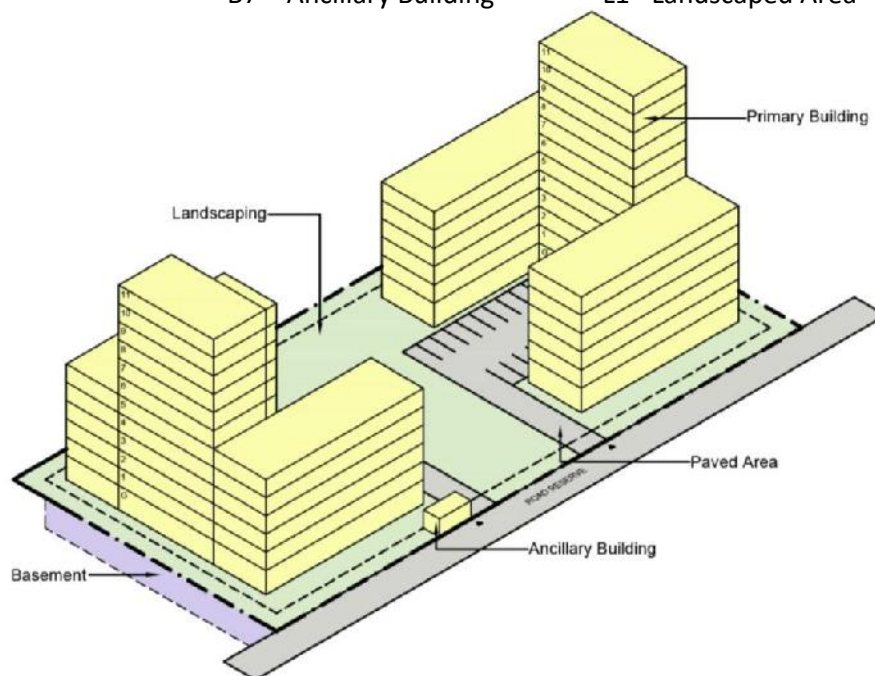
HIGH DENSITY APARTMENT DEVELOPMENT:



PLAN

(Not to scale)

B1 to B6 – Primary Building
P1 – Hard Paved Area
B7 – Ancillary Building
L1 – Landscaped Area



ISOMETRIC VIEW

(Not to scale)

Figure - Illustration of Medium to High Density Zone – High Density Apartment (R3)



1004.High Density Zone (R4)

	Regulation	Remarks
These regulations shall apply to: - All new and redeveloped residential uses within the High Density Zone (R4) - Lots zoned or re-zoned for residential uses within the High Density Zone (R4)		
1.0 USES		
1.1 Permitted Uses	- Apartments (all plots accessible by 12m wide road) - High rise apartments (all plots accessible by 12m wide road) - Shop within apartment complex not exceeding 60 m² of floor area or 5% of GFA whichever is less. - Clubhouse - For detail list of uses refer to Appendix I	
1.2 Conditional Uses	- Standalone food outlet with less than 50 seats/100 sqm including kitchen - Hotels (incl. its ancillary uses) - Public facilities - Home Offices - All permitted uses in R1, R2 and R3 zone - Banquet hall/commercial shopping complex/centre, minimum size 2000 sqm (accessible by existing 12m wide road) - Non-polluting industries units machinery up to 5HP - For detail list of uses refer to Appendix I	Refer land use plan for guidance on location of facility Refer appendix for regulations regarding facilities. Refer regulations for home offices
1.3 Prohibited Uses	- Apartments (all plots not accessible by 12m wide road) - Service Apartments - General Commercial uses - Industrial uses - Major infrastructure - Single Family Residential developments - For detail list of uses refer to Appendix I	
1.4 Ancillary Uses	- Car parking garage - Guard house - Maids' quarters - Outdoor kitchen - Store rooms - For detail list of uses refer to Appendix I	
2.0 COVERAGE		
2.1 Minimum Lot Size	4000 m²	
2.2 Maximum Building Coverage	50% maximum	



APPENDIX III

	Regulation	Remarks
2.3 No. of basements allowed	Refer Appendix II.	
2.4 Maximum Floor Space Index(FSI)	3.5 maximum	
3.0 BUILDABLE AREA (COVERAGE)		
3.1 Maximum Number of Floors	Refer Appendix II.	
3.2 Floor to Floor Height	- Ground Floor - 4.5m - Other Floor- 3.6m	
3.3 Building Form	Refer Appendix II.	
3.4 Existing Buildings	- Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: - No material change in use which does not comply with the prevailing zoning regulations; - No further increase in floor area of the existing non-conforming use - Conversion of a residential structure to other permitted uses shall be considered subject to: - Compliance with parking requirements for non-residential use - Removal of the front boundary wall; and - Aesthetic enhancement of the front elevation of the building	
4.0 SETBACK (Minimum)		
4.1 Building (Above Grade)	Refer Appendix II.	
4.2 Basement Setback	All lot boundaries: 3 m (min) (to allow for any below grade services that may be required and ensure the viable growth of trees)	
4.3 Ancillary Buildings	- In the front setback along the lot frontage, - May be allowed at the zero setback provided their width does not exceed 25% of the lot frontage - Other ancillary uses - May be allowed within the side and rear setbacks - Are subject to their overall width not exceeding 25% of length of the boundary within which they encroach.	
4.4 Between Multiple Buildings on the Same Lot	The setback between multiple adjacent buildings within the same lot shall be a minimum of 6 m	



APPENDIX III

5.0 SERVICE AREA AND EQUIPMENT		
5.1 Loading Docks	Refer Annexure II	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by CRDA or other relevant authorities upon review of the development application.	
5.4 Mechanical Equipment	- At grade water tank and mechanical, solar equipment: - Shall be located to the side or rear of the building - May be located in the setback provided a minimum of 2 m is maintained free of obstruction and do not impede circulation - At grade or rooftop water tank, mechanical and telecommunications equipment : - Shall be screened subject to approval by CRDA or other relevant authorities	
6.0 PARKING		
6.1 Location	Required parking slots shall be provided within the lot boundary	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	
6.3 Minimum Required Parking Stalls	Refer Appendix II.	
6.4 Visitor parking accessible to specially abled.	Visitors parking should have provision for disable parking in the apartment complex.	
6.5 Minimum Dimensions	Refer Chapter V	
6.6 Minimum Shaded Areas	At least one covered vehicular drop-off point should be provided.	
6.7 Circulation in Parking	Clearly designated and marked parking stalls, driveways and sidewalks within the parking lots shall be provided	
6.8 Vehicular Access to Parking Lot	- Only 1 vehicular ingress and egress point shall be allowed - Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by CRDA or other relevant authorities	
7.0 FENCING		
7.1 Location	Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot	



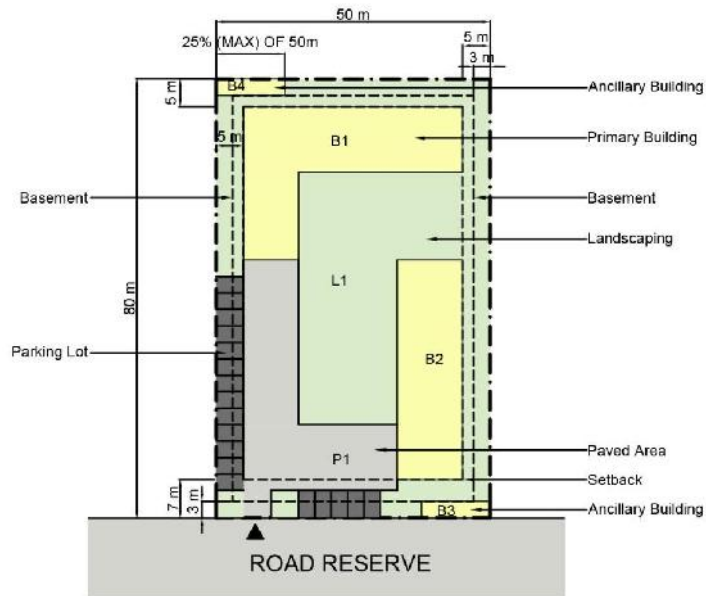
APPENDIX III

7.2 Heights	- Front fencing or walls shall not exceed 2 m and rear/side fencing wall shall not exceed 2 m in height - Additional height - Shall be evaluated on case-by-case basis by CRDA or other relevant authorities - Front fencing or walls shall conform with the height on directly adjacent lots	
7.3 Materials	- The front boundary wall - Materials and design should allow for 50% transparency.	
8.0 CIRCULATION		
8.1 Pedestrian	- Pedestrian circulation shall link all buildings and amenities on site - All pedestrian circulation shall be accessible to the specially abled.	
8.2 Public Transit	Refer Appendix II.	
9.0 SIGNAGE		
9.1 Permitted	- Two signs shall be permitted one along the fencing wall and the other within the front setback - A Maximum of 1.5 m height x 7 m length of signage shall be permitted - Protrusion of the signage must be contained within plot boundary	
10.0 GREEN COVERAGE		
10.1 Minimum % of green coverage	Refer Appendix II.	
10.2 5% of Plot area as Organised open space for recreation	Refer Appendix II.	
10.3 Minimum width of organised open space for recreation. (m)	Refer Appendix II.	
10.4 Maintenance	Refer Appendix II.	
10.5 Decks as recreational facility	Refer Appendix II.	



APPENDIX III

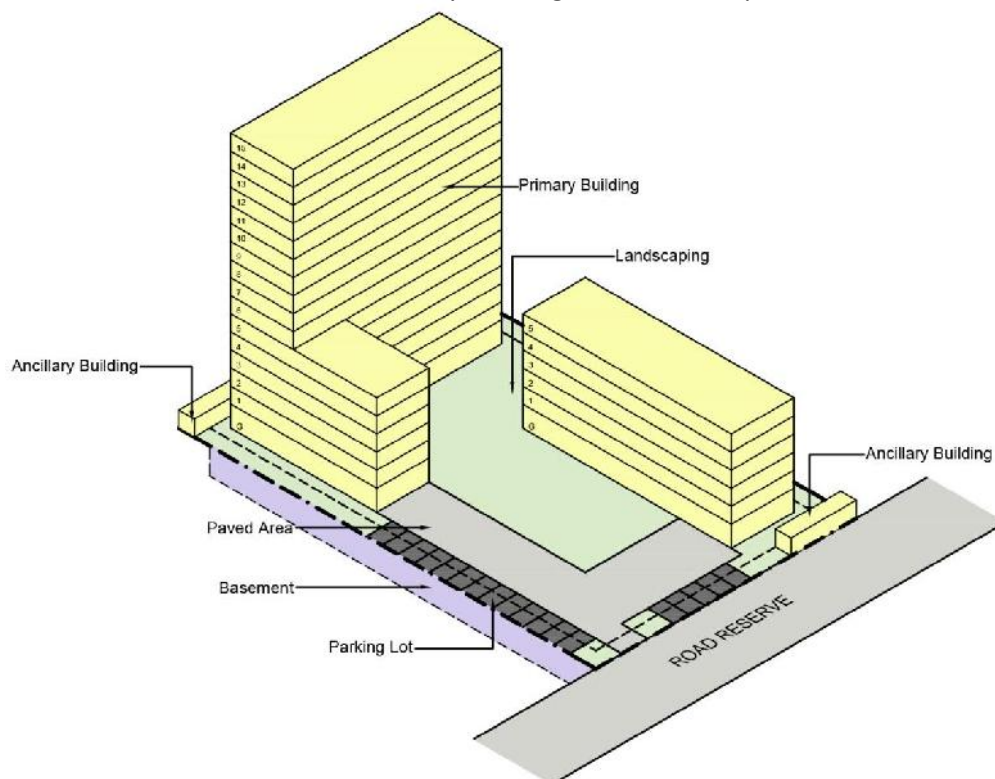
HIGH DENSITY APARTMENT DEVELOPMENT:



PLAN

(Not to scale)

B1, B2 – Primary Building
P1 – Hard Paved Area
B3, B4 – Ancillary Building
L1– Landscaped Area



ISOMETRIC VIEW

(Not to scale)

902. Figure: Illustration of High Density Zone – High Density Apartment (R4)



1005.Mixed Use Commercial Zone (C1)

	REGULATION	REMARKS
These regulations shall apply to: - All new and redeveloped commercial uses within the Mixed Use Commercial Zone (C1) - Lots zoned or re-zoned for commercial uses within the Mixed Use Commercial Zone (C1)		
1.0 USES		
1.1 Permitted Uses	- Maximum commercial quantum control of 30% of the total allowable gross floor area. - Multi-family residential apartments above 1st or 2nd floor - For detail list of uses refer to Appendix I	
1.2 Conditional Uses	- All permitted uses in R1 and R2 zone. - Non-polluting industries units machinery up to 10 HP - For detail list of uses refer to Appendix I	
1.3 Prohibited Uses	- Large scale independent commercial complex - All type of industrial uses - Major infrastructure installations - Commercial uses that cause or are likely to cause disamenity to the residents are not allowed. For example, nightclubs and karaoke lounges may only be allowed on a case-by-case basis. - For detail list of uses refer to Appendix I	
1.4 Ancillary Uses	- Electrical substation (ESS) - Refuse area - Swimming Pool - For detail list of uses refer to Appendix I	
2.0 BUILDABLE AREA (COVERAGE)		
2.1 Minimum Lot Size	Refer Appendix II	
2.2 Maximum Building Coverage	50% maximum	
2.3 No. Of Basements	Refer Appendix II	
2.4 Maximum Floor Space Index(FSI)	3.5 maximum	
2.5 Sustainable construction methods	- Sustainable building design technology and sustainable construction methods are encouraged. - Roof top communal facilities or roof gardens can be provided.	



APPENDIX III

3.0 BUILDING TYPE		
3.1 Maximum Number of Floors	• G+5 for any other. • G+8(High Rise Apartments) maximum • G (ancillary buildings) maximum	The resultant building height must also comply with the technical height controls imposed by other authorities such as aviation path restrictions, telecommunication and military installations.
3.2 Floor to Floor Height	• Ground Floor -3.6m maximum • Other Floors – 3 m maximum	
3.3 Building Form	• Most common form is commercial podium with apartment tower block • Pure tower block • Attached buildings • Residential component may also be physically separated from the commercial use	The building form depends on the location of the site and street block plans for the area.
3.4 Existing Buildings	• Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: • No material change in use which does not comply with the prevailing zoning regulations; • No further increase in floor area of the existing non-conforming use • Conversion of a residential structure to other permitted uses shall be considered subject to: • Compliance with parking requirements for non-residential use • Removal of the front boundary wall; and • Aesthetic enhancement of the front elevation of the building	
4.0 SETBACK (Minimum)		
4.1 Building (Above Grade)	• Refer Appendix II.	
4.2 Basement Setback	• Refer Appendix II.	
4.3 Ancillary Buildings	Refer Appendix II.	
4.4 Between Multiple Buildings on the Same Lot	• Refer Appendix II.	



APPENDIX III

5.0 SERVICE AREA AND EQUIPMENT		
5.1 Loading Docks	- Loading docks, if any, shall be located to the rear or side of the building. - Where the rear of the building faces residential uses, the loading area must be appropriately screened so as not to be visible from residential uses	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by CRDA or other relevant authorities upon review of the development application.	
5.4 Mechanical Equipment	- At grade water tank and mechanical equipment: - Shall be located to the side or rear of the building - May be located in the setback provided a minimum of 2 m is maintained free of obstruction and do not impede circulation - At grade or rooftop water tank, mechanical and telecommunications equipment: - Shall be screened subject to approval by CRDA or other relevant authorities - Shall not be visible from street	
6.0 PARKING		
6.1 Location	Required parking stalls shall be provided within the lot boundary	
6.2 Surfacing	Parking shall hard paved surface and provided with adequate drainage	
6.3 Minimum Required Parking Stalls	Refer Appendix II.	
6.4 Visitor Parking accessible to specially abled.	Refer Appendix II.	
6.5 Minimum Dimensions	Refer Chapter V	
6.6 Minimum Shaded Areas	Refer Appendix II.	
6.7 Circulation in Parking	Clearly designated and marked parking spaces, driveways and sidewalks within the parking lots shall be provided	
6.8 Vehicular Access to Parking Lot	- Only one ingress-egress point to the development plot is allowed. - To be taken from the rear service road. Access from the main street is discouraged.	



APPENDIX III

7.0 FENCING		
7.1 Location	Refer Appendix II.	
7.2 Heights	Refer Appendix II.	
8.0 CIRCULATION		
8.1 Pedestrian	• 2m(min) covered publicly accessible pedestrian walkway/ covered arcade shall be provided along the perimeter of the buildings fronting the main roads • Pedestrian circulation shall link all buildings and amenities on site • Throughout the site development, all pedestrian linkages shall be a minimum 1.5m wide • All pedestrian circulation shall be accessible to the disabled	
9.0 SIGNAGE		
9.1 Permitted	• One building identification sign shall be permitted on the tower • One Commercial sign per tenant shall be permitted: • Wall Signage (15% of the Building Face or 9 m² whichever less) • Window Signage (Transparent, 15% of the Building Face or 2.5m² whichever less) • Awning Signage (Min 2.5m clearance from ground and 25% of the building face or 2.5m² whichever less)	
9.2 Prohibited	• The following signs are prohibited: • Roof mounted signs • String lights, flashing, excessively bright lights • Off-site signage	
9.3 Location	• Individual signs for commercial tenants within a multi-tenanted commercial development shall be mounted to the façade of the development • Permitted free standing signage shall not exceed 5m in height, and may be located within the front setback	
9.4 Lighting	• No flashing lights are allowed	
10.0 GREEN COVERAGE		
10.1 Minimum % of green coverage	Refer Appendix II.	



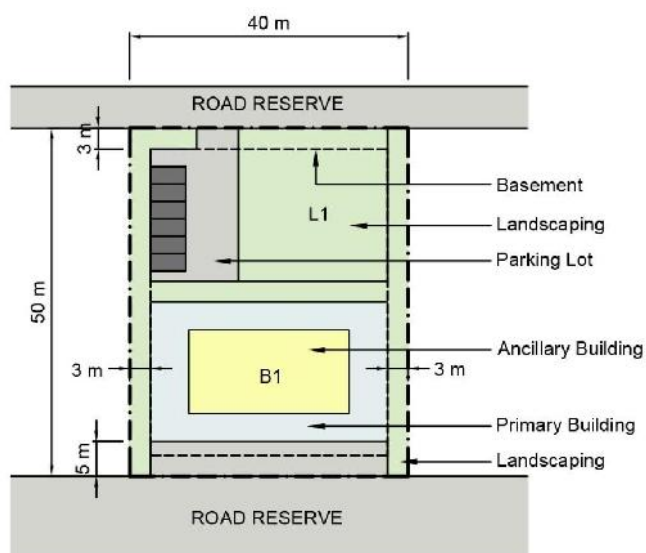
APPENDIX III

10.2 5% of Plot area as Organised open space for recreation	Refer Appendix II.	
10.3 Minimum width of organised open space for recreation. (m)	Refer Appendix II.	
10.4 Maintenance	Refer Appendix II.	
10.5 Decks as recreational facility	Refer Appendix II.	



APPENDIX III

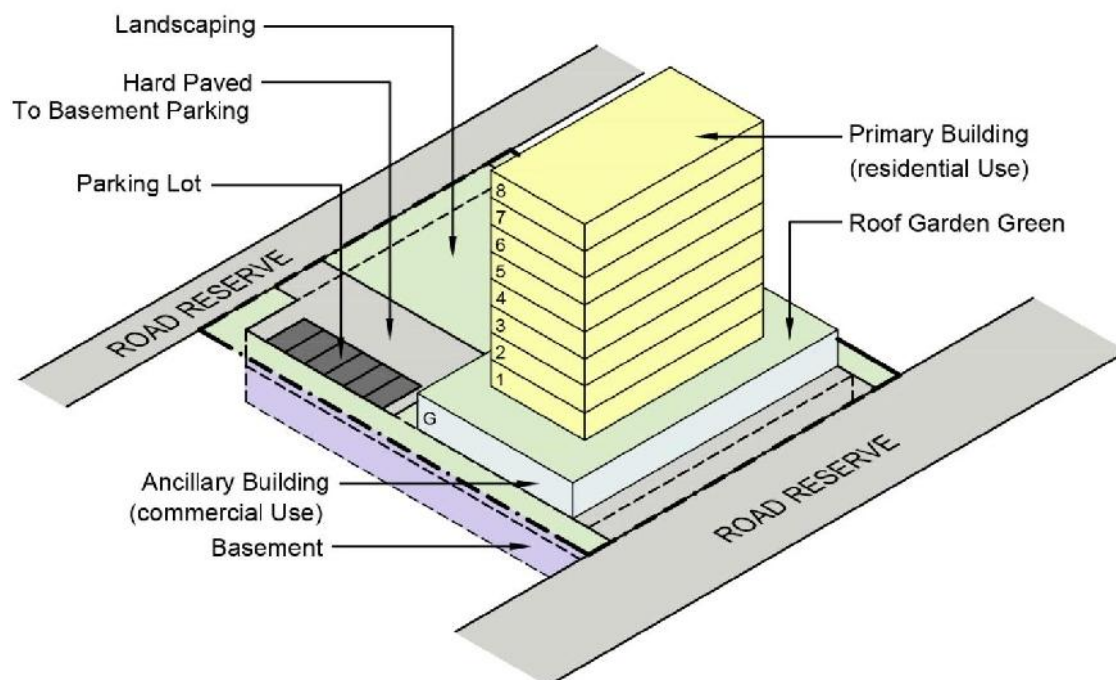
MIXED USE COMMERCIAL ZONE (C1):



PLAN

(Not to scale)

B1 – Primary Building
P1 – Hard Paved Area
B2, B3 – Ancillary Building L1 – Landscaped Area



ISOMETRIC VIEW

(Not to scale)

Figure: Illustration of Mixed Use Commercial District (C1)



1006. General Commercial Zone (C2)

	REGULATION	REMARKS
These regulations shall apply to: - All new and redeveloped commercial uses within the General Commercial Zone (C2) - Lots zoned or re-zoned for commercial uses within the General Commercial Zone (C2)		
1.0 USES		
1.1 Permitted Uses	Residential uses as shown per Appendix I	
1.2 Conditional Uses	- Public facilities - Petrol stations - Apartment (on the 2nd storey and above) with min. 12 m wide road access. - All permitted uses in C1 zone. - Residential uses as shown per Appendix I - Non-polluting industries units machinery up to 10 HP - Construction material store should be showroom type and no storage is allowed either in open or closed area. - Cinema halls/ multiplex shall be allowed for plots abutting to 18m width road and minimum 3000 sqm plot.	Refer appendix for regulations regarding facilities
1.3 Prohibited Uses	- All types of industrial uses - Large scale commercial uses such as shopping centres, hyper-marts, showrooms, offices etc. - Major infrastructure - For detail list of uses refer to Appendix I	
1.4 Ancillary Uses	- Electrical substation (ESS) - Refuse area - For detail list of uses refer to Appendix I	
2.0 COVERAGE		
2.1 Minimum Lot Size	Refer Appendix II	
2.2 Maximum Building Coverage	Refer Appendix II.	
2.3 No. of Basements	Refer Appendix II.	
2.4 Maximum Floor Area Ratio (FAR)	Refer Appendix II.	
3.0 BUILDABLE AREA (COVERAGE)		
3.1 Maximum Number of Floors	Refer Appendix II.	
3.2 Floor to Floor Height	- Ground Floor - 4m maximum - Other Floors - 3m maximum	
3.3 Building Form	- Free Standing Buildings - Shop houses	



APPENDIX III

	REGULATION	REMARKS
3.4 Existing Buildings	- Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: - No material change in use which does not comply with the prevailing zoning regulations; - No further increase in floor area of the existing non-conforming use - Conversion of a residential structure to other permitted uses shall be considered subject to: - Compliance with parking requirements for non-residential use - Removal of the front boundary wall; and - Aesthetic enhancement of the front elevation of the building	
4.0 SETBACK (Minimum)		
4.1 Building (Above Grade)	Refer Appendix II.	
4.2 Basement Setback	Refer Appendix II.	
4.3 Ancillary Buildings	Refer Appendix II.	
4.4 Between Multiple Buildings on the Same Lot	Refer Appendix II.	
5.0 SERVICE AREA AND EQUIPMENT		
5.1 Loading Docks	Refer Appendix II.	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by CRDA or other relevant authorities upon review of the development application.	
5.4 Mechanical Equipment	- At grade water tank and mechanical equipment: - Shall be located to the side or rear of the building - May be located in the setback provided a minimum of 2 m is maintained free of obstruction and they do not impede circulation - At grade or rooftop water tank, mechanical and telecommunications equipment: - Shall be screened subject to approval by CRDA or other relevant authorities	



APPENDIX III

	REGULATION	REMARKS
6.0 PARKING		
6.1 Location	Refer Appendix II.	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	
6.3 Minimum Required Parking Stalls	Refer Appendix II.	
6.4 Visitors parking accessible for specially disabled	Refer Appendix II.	
6.5 Minimum Dimensions	Refer Chapter V.	
6.6 Minimum Shaded Areas	Refer Appendix II.	
6.7 Circulation in Parking	Clearly designated and marked parking spaces, driveways and sidewalks within the parking lots shall be provided	
6.8 Vehicular Access to Parking Lot	- Only 1 vehicular ingress and egress point shall be allowed. Additional vehicular ingress and egress point shall be evaluated on a case-by-case basis by CRDA or other relevant authorities - To be taken from the rear service road. Access from the main street is discouraged.	
7.0 FENCING		
7.1 Location	Refer Appendix II.	
7.2 Heights	Refer Appendix II.	
7.3 Materials	Refer Appendix II.	
8.0 CIRCULATION		
8.1 Pedestrian	- Pedestrian circulation between adjacent buildings and amenities shall be seamlessly connected; the linkages shall be min 2 m in width. - All pedestrian circulation shall be accessible to the disabled	
8.2 Public Transit	Integration of bus transit facility into the C2 Zone is encouraged	



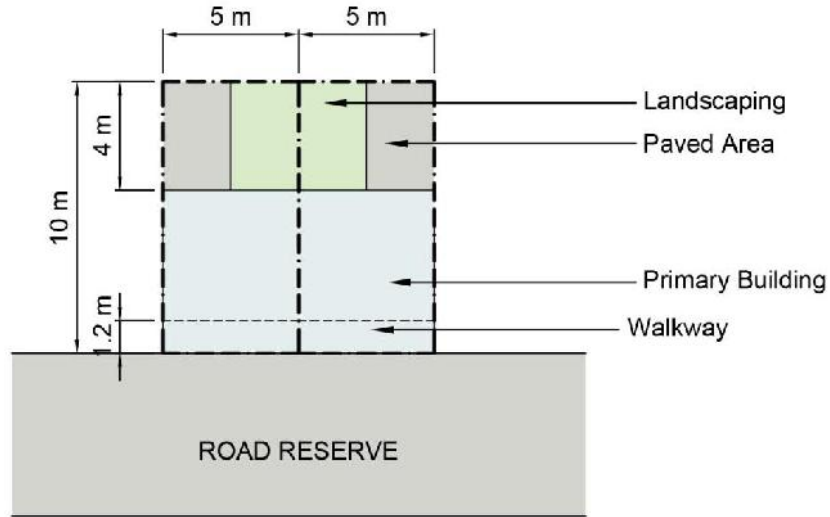
APPENDIX III

9.0 SIGNAGE		
9.1 Permitted	- One Building identification sign shall be permitted. One Commercial sign per tenant shall be permitted: - Wall Signage (15% of the Building Face or 9 m whichever less) - Window Signage (Transparent, 15% of the Building Face or 2.5m² whichever less) - Awning Signage (Min 2.5m clearance and 25% of the Building Face or 2.5m² whichever less) - Free Standing Signage (Maximum 1.5 m height)	
9.2 Prohibited	- The following signs are prohibited: - Roof mounted signs - String lights, flashing, excessively bright lights - Off-site signage	
9.3 Location	- Individual signs for commercial tenants within a multi-tenanted commercial development shall be mounted to the façade of the development - Permitted free standing signage shall not exceed 5m in height, and may be located within the front setback	
9.4 Lighting	N/A	
10.0 GREEN COVERAGE		
10.1 Minimum % of green coverage	Refer Appendix II.	
10.2 5% of Plot area as Organised open space for recreation	Refer Appendix II.	
10.3 Minimum width of organised open space for recreation. (m)	Refer Appendix II.	
10.4 Maintenance	Refer Appendix II.	
10.5 Decks as recreational facility	Refer Appendix II.	



APPENDIX III

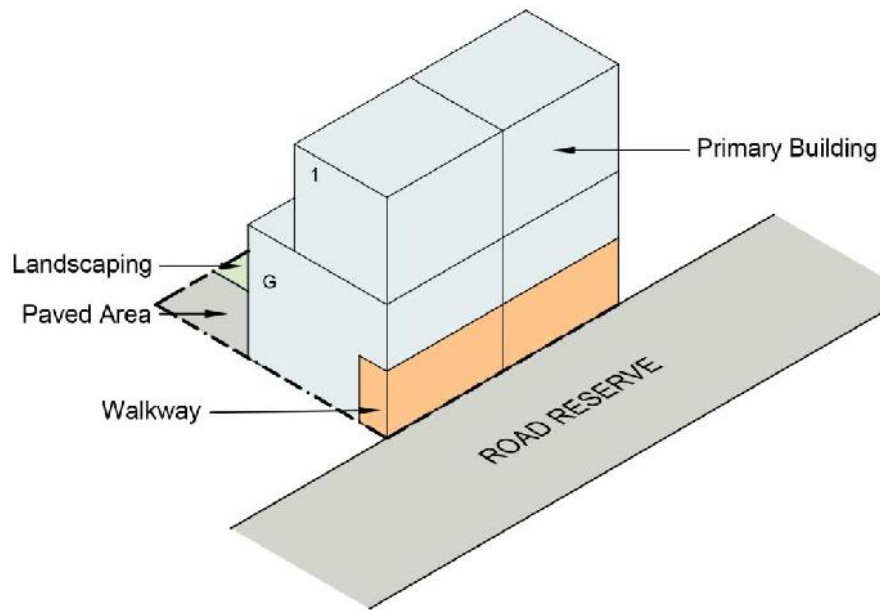
GENERAL COMMERCIAL ZONE (50 -125 SQM):



PLAN

(Not to scale)

B1&B2 – Primary Building L1&L2 – Landscaped Area
B3 – Ancillary Building P1 – Hard Paved Area



ISOMETRIC VIEW

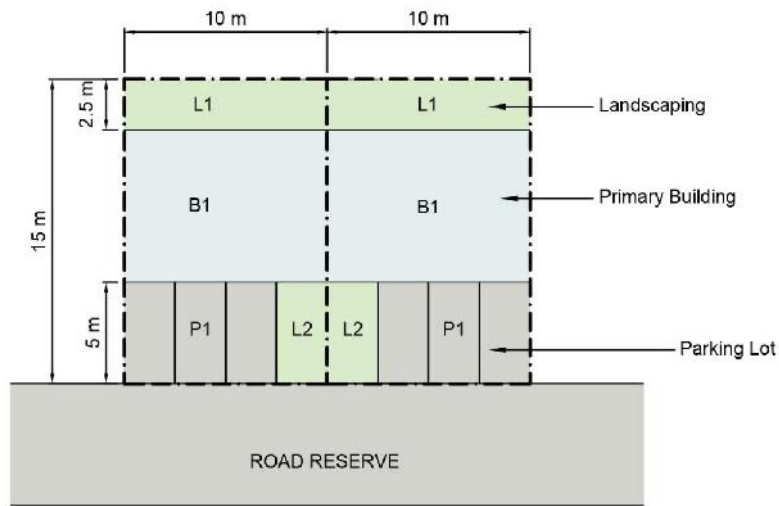
(Not to scale)

Figure: Illustration of General Commercial (C2)



APPENDIX III

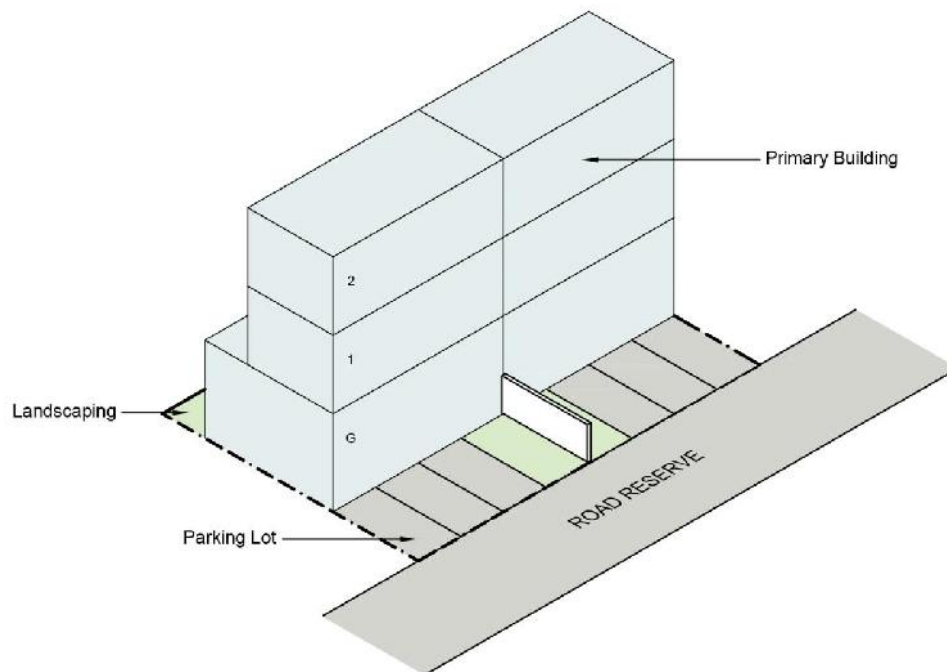
GENERAL COMMERCIAL ZONE (150-350 SQM):



PLAN

(Not to scale)

B1&B2 – Primary Building L1&L2 – Landscaped Area
B3 – Ancillary Building P1 – Hard Paved Area



ISOMETRIC VIEW

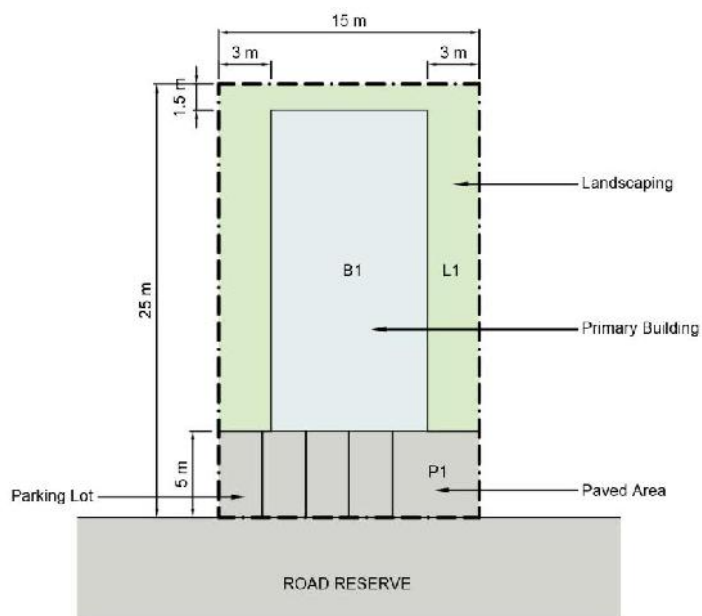
(Not to scale)

Figure: Illustration of General Commercial (C2) -(150-350 SQM)



APPENDIX III

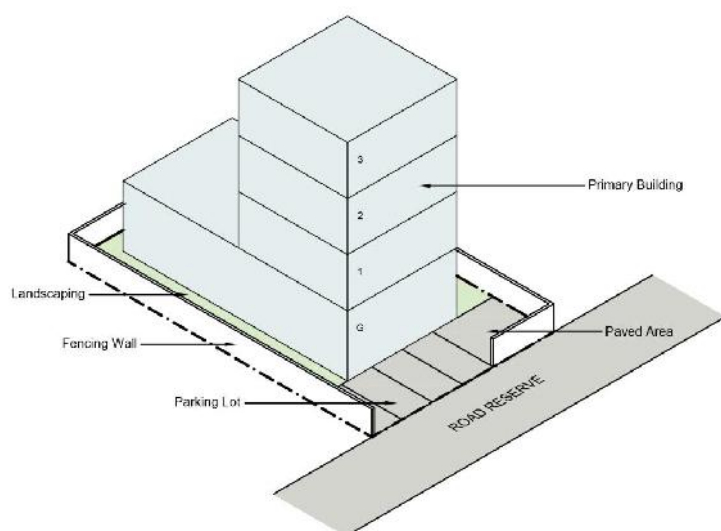
GENERAL COMMERCIAL ZONE (375 - 500 SQM):



PLAN

(Not to scale)

B1&B2 – Primary Building L1&L2 – Landscaped Area
B3 – Ancillary Building P1 – Hard Paved Area



ISOMETRIC VIEW

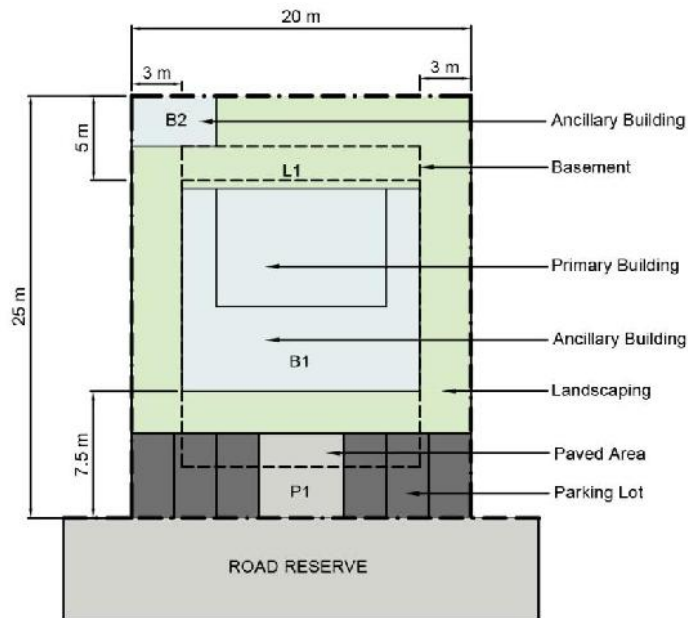
(Not to scale)

Figure: Illustration of General Commercial (C2)- (375 - 500 SQM)



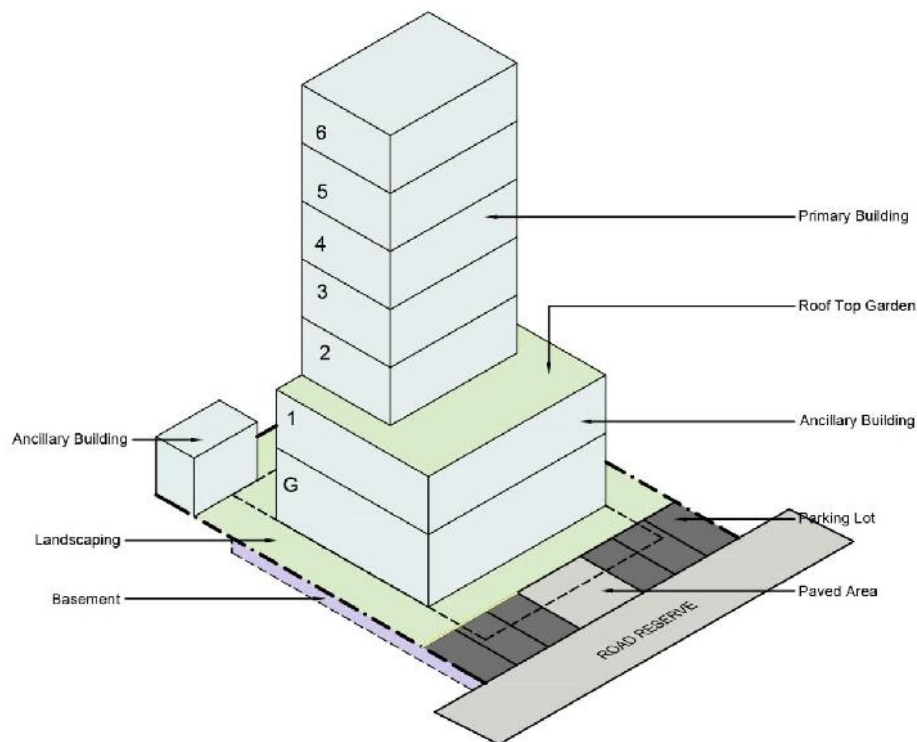
APPENDIX III

GENERAL COMMERCIAL ZONE (> 500 SQM):



PLAN
(Not to scale)

B1 – Primary Building L1 – Landscaped Area
B2 – Ancillary Building P1 – Hard Paved Area



ISOMETRIC VIEW

(Not to scale)

Figure: Illustration of General Commercial (C2)- (>500 SQM)



1007.Neighbourhood Centre Zone (C3)

REGULATION		REMARKS
These regulations shall apply to: - All new and redeveloped commercial uses within the Neighbourhood Centre Zone (C3) - Lots zoned or re-zoned for commercial uses within the Neighbourhood Centre Zone (C3)		
1.0 USES		
1.1 Permitted Uses	For detail list of uses refer to Appendix I	
1.2 Conditional Uses	- Public facilities - Petrol stations - Apartment with min. 12 m wide access road(on the 2nd storey and above) - All permitted uses in C1 and C2 zone. - Residential uses as shown per Appendix I - For detail list of uses refer to Appendix I	
1.3 Prohibited Uses	- All types of industrial uses - Large scale commercial uses such as shopping centres, hyper-marts, showrooms, offices etc. - Major infrastructure - For detail list of uses refer to Appendix I	
1.4 Ancillary Uses	- Electrical substation (ESS) - Refuse area - For detail list of uses refer to Appendix I	
2.0 BUILDABLE AREA (COVERAGE)		
2.1 Minimum Lot Size	Refer Appendix II.	
2.2 Maximum Building Coverage	Refer Appendix II.	
2.3 No. of Basements allowed	Refer Appendix II.	
2.4 Maximum Floor Space Index(FSI)	Refer Appendix II.	
3.0 BUILDING TYPE		
3.1 Maximum Number of Floors	- G+3 - G (ancillary buildings)	
3.2 Floor to Floor Height	- Ground Floor - 4m maximum - Other Floors - 3m maximum	
3.3 Building Form	- Free Standing Buildings - Shop houses	



APPENDIX III

REGULATION		REMARKS
3.4 Existing Buildings	- Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: - No material change in use which does not comply with the prevailing zoning regulations; - No further increase in floor area of the existing non-conforming use - Conversion of a residential structure to other permitted uses shall be considered subject to: - Compliance with parking requirements for non-residential use - Removal of the front boundary wall; and - Aesthetic enhancement of the front elevation of the building	
4.0 SETBACK (Minimum)		
4.1 Building (Above Grade)	Refer Appendix II.	
4.2 Basement Setback	Refer Appendix II.	
4.3 Ancillary Buildings	Refer Appendix II.	
4.4 Between Multiple Buildings on the Same Lot	Refer Appendix II.	
5.0 SERVICE AREA AND EQUIPMENT		
5.1 Loading Docks	Refer Appendix II.	
5.2 Outdoor Storage	No outdoor storage area shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by CRDA or other relevant authorities upon review of the development application.	
5.4 Mechanical Equipment	- At grade water tank and mechanical equipment: - Shall be located to the side or rear of the building - May be located in the setback provided a minimum of 2 m is maintained free of obstruction and they do not impede circulation - At grade or rooftop water tank, mechanical and telecommunications, solar equipment: - Shall be screened subject to approval by CRDA or other relevant authorities	



APPENDIX III

6.0 PARKING		
6.1 Location	- Required parking stalls shall be provided within the lot boundary - Refer Appendix II.	
6.2 Surfacing	Parking shall be soft paved and provided with adequate drainage	
6.3 Minimum Required Parking Stalls	Refer Appendix II.	
6.4 Visitor parking accessible to specially abled	Refer Appendix II.	
6.5 Minimum Dimensions	Refer Chapter V.	
6.6 Minimum Shaded Areas	Refer Appendix II.	
6.7 Circulation in Parking	Clearly designated and marked parking spaces, driveways and sidewalks within the parking lots shall be provided	
6.8 Vehicular Access to Parking Lot	- Only 1 vehicular ingress and egress point shall be allowed. Additional vehicular ingress and egress point shall be evaluated on a case-by-case basis by CRDA or other relevant authorities - To be taken from the rear service road. Access from the main street is discouraged.	
7.0 FENCING		
7.1 Location	- Fencing and walls are not permitted along the front setback - Fencing and walls in the side and rear yards shall be at the perimeter of the lot	
7.2 Heights	2 m high solid perimeter fencing wall is allowed at the side and rear of the lot	
7.3 Materials	N/A	
8.0 CIRCULATION		
8.1 Pedestrian	- Pedestrian circulation between adjacent buildings and amenities shall be seamlessly connected; the linkages shall be min 2 m in width. - All pedestrian circulation shall be accessible to the disabled	
8.2 Public Transit	Integration of bus transit facility into the C3 Zone is encouraged	



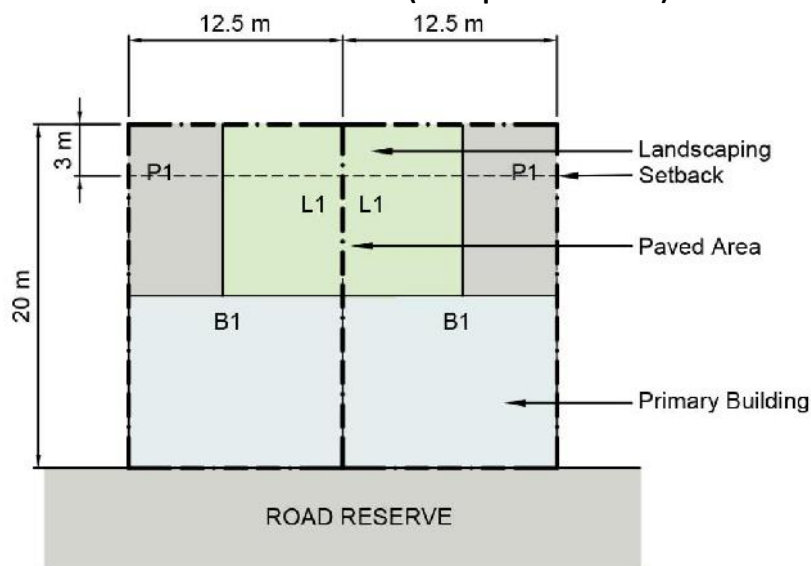
APPENDIX III

9.0 SIGNAGE		
9.1 Permitted	- One Building identification sign shall be permitted: - Wall Signage (15% of the Building Face or 9 m whichever less) - Window Signage (Transparent, 15% of the Building Face or 2.5m² whichever less) - Awning Signage (Min 2.5m clearance and 25% of the Building Face or 2.5m² whichever less) - Free Standing Signage (Maximum 1.5 m height)	
9.2 Prohibited	- The following signs are prohibited: - Roof mounted signs - String lights, flashing, excessively bright lights - Off-site signage	
9.3 Location	- Individual signs for commercial tenants within a multi-tenanted commercial development shall be mounted to the façade of the development - Permitted free standing signage shall not exceed 5m in height, and may be located within the front setback	
9.4 Lighting	N/A	
10.0 GREEN COVERAGE		
10.1 Minimum % of green coverage	Refer Appendix II.	
10.2 5% of Plot area as Organised open space for recreation	Refer Appendix II.	
10.3 Minimum width of organised open space for recreation. (m)	Refer Appendix II.	
10.4 Maintenance	Refer Appendix II.	
10.5 Minimum % of green coverage	Refer Appendix II.	



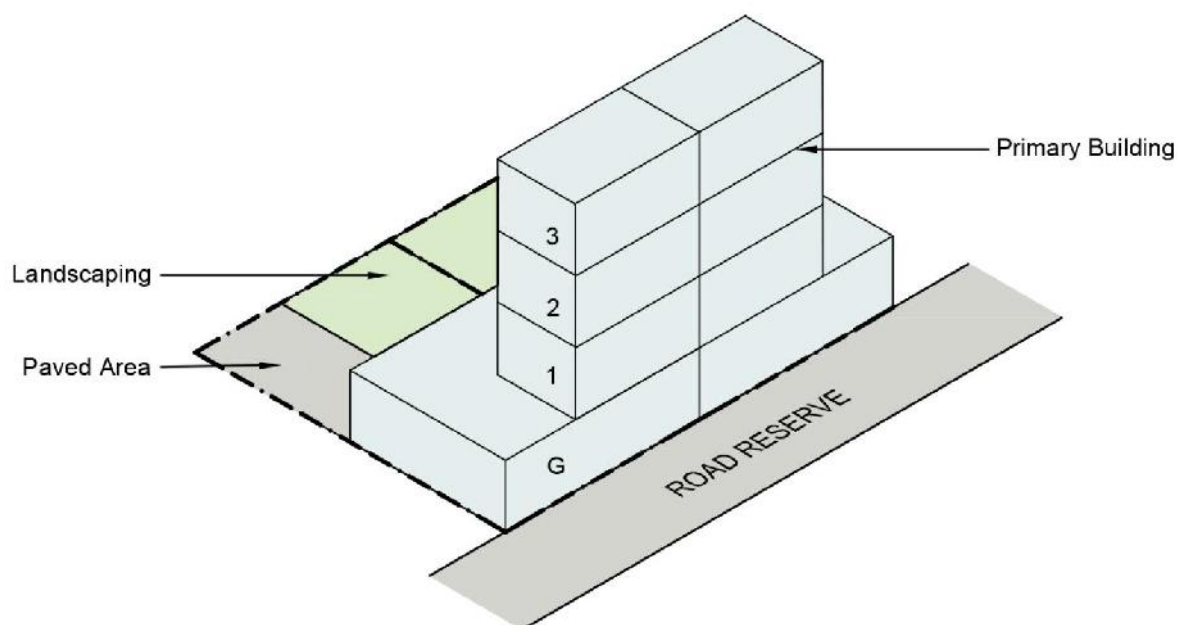
APPENDIX III

NEIGHBOURHOOD CENTRE ZONE (250sqm min lot size):



LAYOUT PLAN (Not to scale)

B1 – Primary Building L1– Landscaped Area
P1& P2 – Hard Paved Area



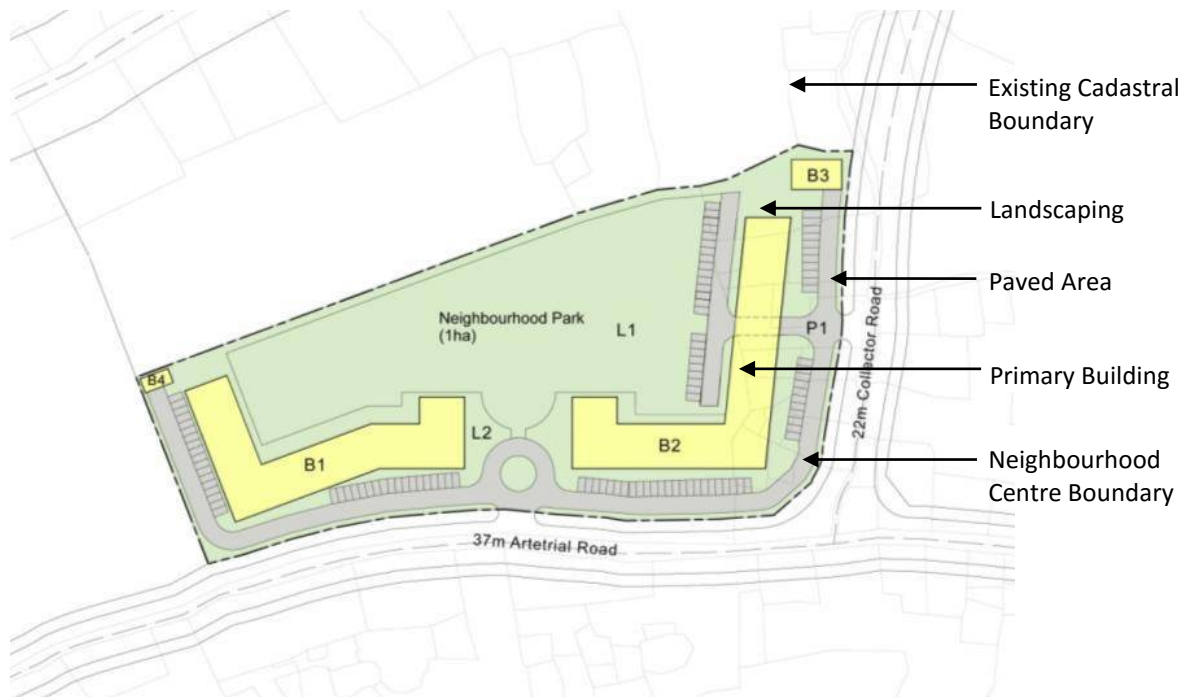
ISOMETRIC VIEW (Not to scale)

Figure: Illustration of Neighbourhood Centre Zone- (C3)



APPENDIX III

INTEGRATED NEIGHBOURHOOD CENTRE ZONE (10,000 sqm):



Option 1 LAYOUT PLAN
(Not to scale)

B1&B2 – Primary Building L1&L2 – Landscaped Area
B3& B4 – Ancillary Building P1 – Hard Paved Area



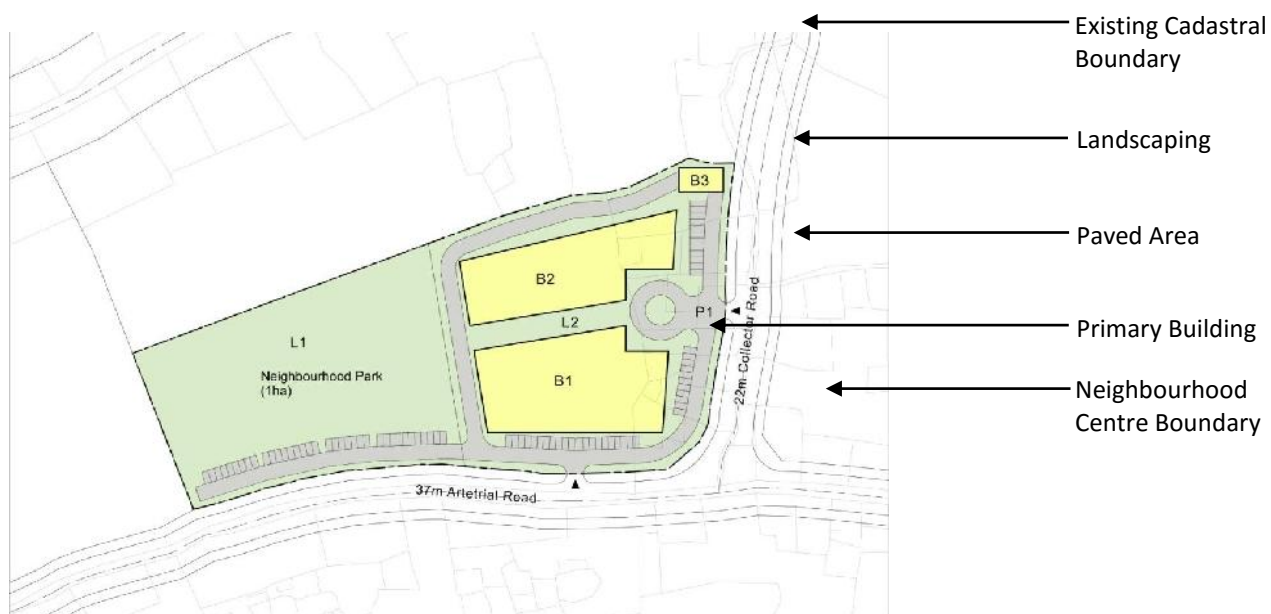
APPENDIX III



ISOMETRIC VIEW (Not to scale)

Figure: Illustration of Integrated Neighbourhood Centre Zone- Option 1 (C3)

INTEGRATED NEIGHBOURHOOD CENTRE ZONE (10,000 sqm):

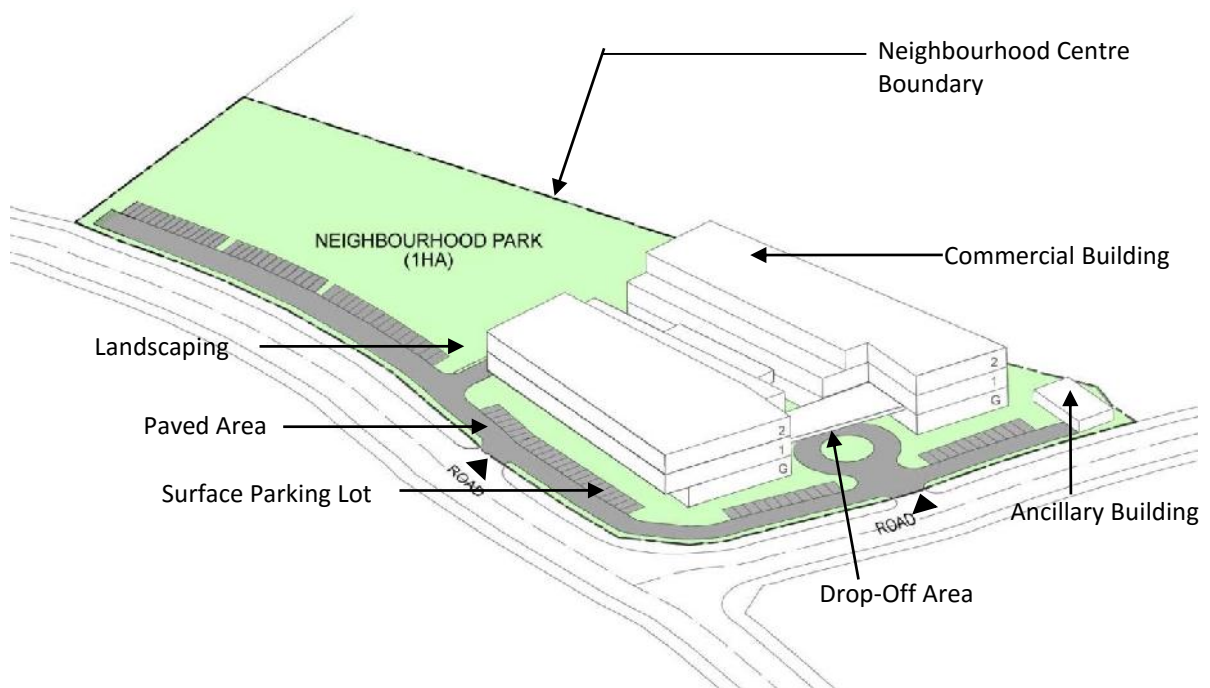


Option 2 LAYOUT PLAN (Not to scale)

B1&B2 – Primary Building L1&L2 – Landscaped Area
B3 – Ancillary Building P1 – Hard Paved Area



APPENDIX III



ISOMETRIC VIEW (Not to scale)

Figure: Illustration of Integrated Neighbourhood Centre Zone- Option 2 (C3)



1008.Town Centre Zone (C4)

	REGULATION	REMARKS
These regulations shall apply to: • All new and redeveloped commercial uses within the Town Centre Zone (C4) • Lots zoned or re-zoned for commercial uses within the Town Centre Zone (C4)		
1.0 USES		
1.1 Permitted Uses	• For detail list of uses refer to Appendix I	Ground floor use have to be activity-generating uses
1.2 Conditional Uses	• Public facilities • Petrol stations • Residential flats with commercial at ground floor • Rapid transit station • Clinics • All permitted uses in C1, C2 and C3 zone • Residential uses as shown per Appendix I • For detail list of uses refer to Appendix I	
1.3 Prohibited Uses	• All type of industrial uses • Major infrastructure installations • For detail list of uses refer to Appendix I	
1.4 Ancillary Uses	• Electrical substation • Refuse area • For detail list of uses refer to Appendix I	
1.5 Minimum Lot Size	• 1,000 m²	
2.0 BUILDABLE AREA (COVERAGE)		
2.1 Minimum Lot Size	• Refer Appendix II	
2.2 Maximum Building Coverage	• Refer Appendix II	
2.3 No. Of Basements	• Refer Appendix II	
2.4 Maximum Floor Space Index(FSI)	• 5.0Global FSI (maximum as per approved urban design proposals)	
2.5 Sustainable construction methods	• The following measures are encouraged: • Sustainable building design technology and sustainable construction methods • Roof top communal facilities or roof gardens	



APPENDIX III

	REGULATION	REMARKS
3.0 BUILDING TYPE		
3.1 Maximum Number of Floors	Conditional to consumption of Global FSI	
3.2 Floor to Floor Height	- Ground Floor - 4m maximum - Other Floors - 3m maximum	
3.3 Building Form	Free standing or attached	
3.4 Existing Buildings	- Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: - No material change in use which does not comply with the prevailing zoning regulations; - No further increase in floor area of the existing non-conforming use - Compliance with parking requirements for non-residential use - Removal of the front boundary wall; and - Aesthetic enhancement of the front elevation of the building	
4.0 SETBACK (Minimum)		
4.1 Building (Above Grade)	Refer Appendix II	
4.2 Basement Setback	Refer Appendix II	
4.3 Ancillary Buildings	Refer Appendix II	
4.4 Between Multiple Buildings on the Same Lot	Refer Appendix II	
5.0 SERVICE AREA AND EQUIPMENT		
5.1 Loading Docks	Refer Appendix II	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by CRDA or other relevant authorities upon review of the development application.	



APPENDIX III

	REGULATION	REMARKS
5.4 Mechanical Equipment	- At grade water tank and mechanical equipment: - At grade or rooftop water tank, mechanical and telecommunications, solar equipment : - Shall be screened subject to approval by CRDA or other relevant authorities - Shall not be visible from any street	
6.0 PARKING		
6.1 Location	Refer Appendix II.	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	
6.3 Minimum Required Parking Stalls	Refer Appendix II.	
6.4 Visitor parking accessible to specially abled	Refer Appendix II	
6.5 Minimum Dimensions	Refer Chapter V	
6.6 Minimum Shaded Areas	Refer Appendix II	
6.7 Circulation in Parking	Refer Appendix II	
6.8 Vehicular Access to Parking Lot	Refer Appendix II	
7.0 FENCING		
7.1 Location	Refer Appendix II	
7.2 Height	Refer Appendix II	
7.3 Material	- Hotel/ resort: solid fencing material that complements architecture style of the building. - Refer Appendix II	
8.0 CIRCULATION		
8.1 Pedestrian	- Refer Appendix II . - All pedestrian circulation shall be accessible to the disabled	
8.2 Public Transit	- The use of public transit should be encouraged through the integration of a public transport stop into the commercial development lot - Refer Appendix II . - A pedestrian linkage should be provided from the main building to the bus shelter located in front of the commercial lots (where applicable)	



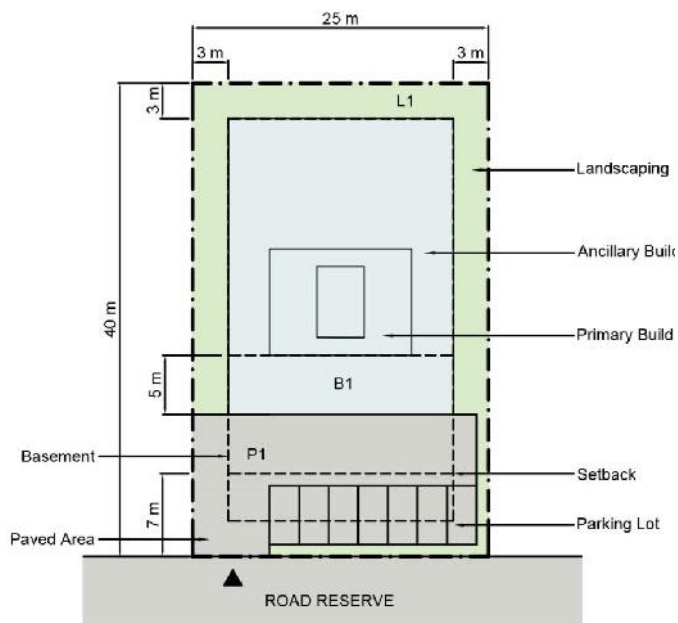
APPENDIX III

9.0 SIGNAGE		
9.1 Permitted	- One Building identification sign shall be permitted on the tower - One Commercial Sign per tenant shall be permitted: - Wall Signage (15% of the Building Face or 9 m² whichever less) - Window Signage (Transparent, 15% of the Building Face or 2.5m² whichever less) - Awning Signage (Min 2.5m clearance and 25% of the Building Face or 2.5m² whichever less)	
9.2 Prohibited	- The following signs are prohibited: - Roof mounted signs - Off-site signage	
9.3 Location	- Individual signs for commercial tenants within a multi-tenanted commercial development shall be mounted to the façade of the development - Permitted free standing signage shall not exceed 5m in height, and may be located within the front setback	
9.4 Lighting	No flashing lights are allowed	
10.0 GREEN COVERAGE		
10.1 Minimum % of green coverage	Refer Appendix II.	
10.2 5% of Plot area as Organised open space for recreation	Refer Appendix II.	
10.3 Minimum width of organised open space for recreation. (m)	Refer Appendix II.	
10.4 Maintenance	Refer Appendix II.	
10.5 Minimum % of green coverage	Refer Appendix II.	



APPENDIX III

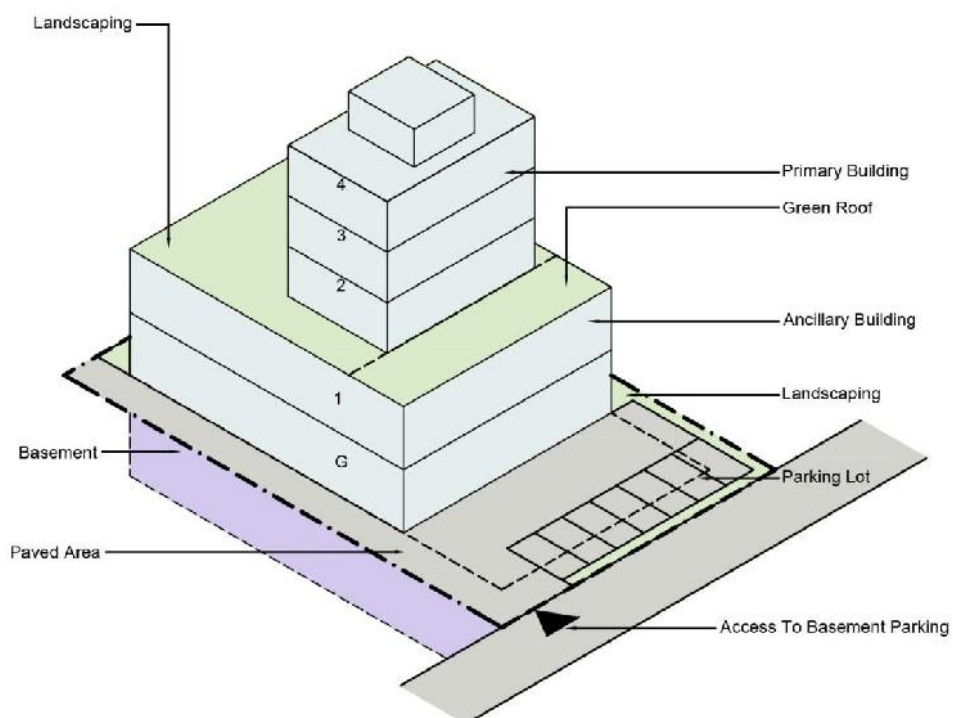
TOWN CENTRE ZONE (1,000 sqm min lot size):



PLAN

(Not to scale)

B1 – Primary Building L1 – Landscaped Area
P1 – Hard Paved Area



ISOMETRIC VIEW

(Not to scale) Figure: Illustration of Town Centre (C4)



1009.Regional Centre Zone (C5)

	REGULATION	REMARKS
These regulations shall apply to: - All new and redeveloped commercial uses within the Regional CentreZone(C5) - Lots zoned or re-zoned for commercial uses within the Regional CentreZone (C5)		
1.0 USES		
1.1 Permitted Uses	For detail list of uses refer to Appendix I	Ground floor use have to be activity-generating uses
1.2 Conditional Uses	- For detail list of uses refer to Appendix I - Public facilities - Petrol stations - Residential flats with commercial at ground floor - Rapid transit station - Clinics - All permitted uses in C1, C2 , C3 and C4 zone - Residential uses as shown per Appendix I - Construction material store should be showroom type and no storage is allowed either in open or closed area.	Refer land use plan for guidance on location of facility Refer appendix for regulations regarding facilities
1.3 Prohibited Uses	- All type of industrial uses - Major infrastructure installations - For detail list of uses refer to Appendix I	
1.4 Ancillary Uses	- Electrical substation - Refuse area - For detail list of uses refer to Appendix I	
1.5 Minimum Lot Size	1,000 m²	
2.0 BUILDABLE AREA (COVERAGE)		
2.1 Minimum Lot Size	Refer Appendix II	
2.2 Maximum Building Coverage	Refer Appendix II	
2.3 No. Of Basements	Refer Appendix II	
2.4 Maximum Floor Space Index(FSI)	5.0Global FSI (maximum as per approved urban design proposals)	



APPENDIX III

	REGULATION	REMARKS
2.5 Sustainable construction methods	- The following are encouraged: - Sustainable building design technology and sustainable construction methods - Roof top communal facilities or roof gardens	
3.0 BUILDABLE TYPE		
3.1 Maximum Number of Floors	Conditional to consumption of Global FSI	
3.2 Floor to Floor Height	- Ground Floor - 5m maximum - Other Floors - 4m maximum	
3.3 Building Form	Free standing or attached	
3.4 Existing Buildings	- Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: - No material change in use which does not comply with the prevailing zoning regulations; - No further increase in floor area of the existing non-conforming use - Conversion of a residential structure to other permitted uses shall be considered subject to: - Compliance with parking requirements for non-residential use - Removal of the front boundary wall; and - Aesthetic enhancement of the front elevation of the building	
4.0 SETBACK (Minimum)		
4.1 Building (Above Grade)	Refer Appendix II	
4.2 Basement Setback	Refer Appendix II)	
4.3 Ancillary Buildings	Refer Appendix II	
4.4 Between Multiple Buildings on the Same Lot	Refer Appendix II	
5.0 SERVICE AREA AND EQUIPMENT		
5.1 Loading Docks	Refer Appendix II	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	



APPENDIX III

	REGULATION	REMARKS
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by CRDA or other relevant authorities upon review of the development application.	
5.4 Mechanical Equipment	- At grade water tank and mechanical equipment: - Shall be located to the side or rear of the building - May be located in the setback provided a minimum of 2 m is maintained free of obstruction and they do not impede circulation - At grade or rooftop water tank, mechanical and telecommunications , solar equipment : - Shall be screened subject to approval by CRDA or other relevant authorities - Shall not be visible from any street	
6.0 PARKING		
6.1 Location	- Required parking stalls shall be provided within the lot boundary - Parking Ht. is permitted up to 4m - Basement parking is encouraged.	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	
6.3 Minimum Required Parking Stalls	Refer Appendix II.	
6.4 Visitor Parking accessible to specially abled	Refer Appendix II	
6.5 Minimum Dimensions	Refer Chapter V	
6.6 Minimum Shaded Areas	Refer Appendix II	
6.7 Circulation in Parking	Refer Appendix II	
6.8 Vehicular Access to Parking Lot	Refer Appendix II	
7.0 FENCING		
7.1 Location	Refer Appendix II	
7.2 Heights	- Hotel/ resort: 2.0 (max). - Refer Appendix II	
7.3 Materials	- Hotel/ resort: solid fencing material that complements architecture style of the building. - Refer Appendix II	



APPENDIX III

8.0 CIRCULATION		
8.3 Pedestrian	- Refer Appendix II . - All pedestrian circulation shall be accessible to the disabled	
8.4 Public Transit	- The use of public transit should be encouraged through the integration of a public transport stop into the commercial development lot - Minimum 1 taxi stand for at least 2 taxis shall be provided within lot boundary. - A pedestrian linkage should be provided from the main building to the bus shelter located in front of the commercial lots (where applicable)	
9.0 SIGNAGE		
9.1 Permitted	- One Building identification sign shall be permitted on the tower - One Commercial Sign per tenant shall be permitted: - Wall Signage (15% of the Building Face or 9 m² whichever less) - Window Signage (Transparent, 15% of the Building Face or 2.5m² whichever less) - Awning Signage (Min 2.5m clearance and 25% of the Building Face or 2.5m² whichever less)	
9.2 Prohibited	- The following signs are prohibited: - Roof mounted signs - Off site signage	
9.3 Location	- Individual signs for commercial tenants within a multi-tenanted commercial development shall be mounted to the façade of the development - Permitted free standing signage shall not exceed 5m in height, and may be located within the front setback	
9.4 Lighting	No flashing lights are allowed	
10.0 GREEN COVERAGE		
10.1 Minimum % of green coverage	Refer Appendix II.	
10.2 5% of Plot area as organised open space for recreation	Refer Appendix II.	
10.3 Minimum width of organised open space for recreation. (m)	Refer Appendix II.	
10.4 Maintenance	Refer Appendix II.	



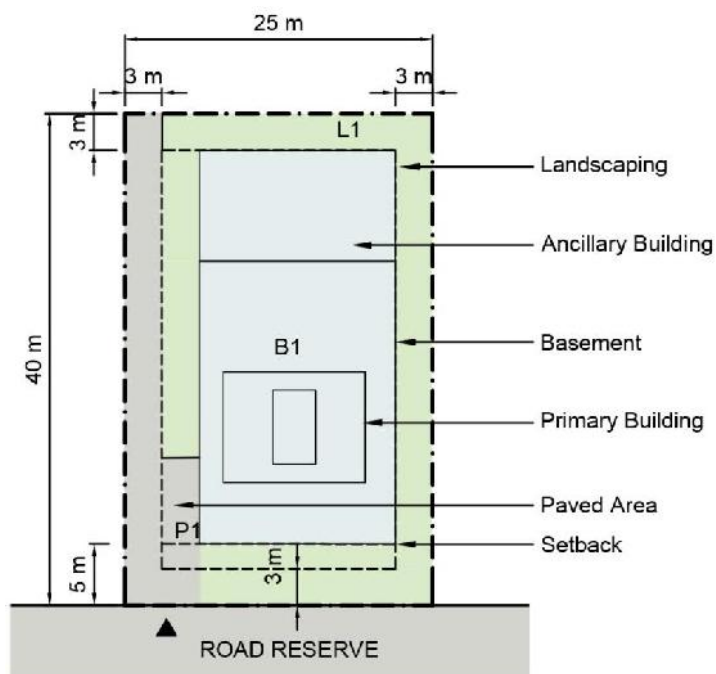
APPENDIX III

10.5	Minimum % of green coverage	Refer Appendix II.	
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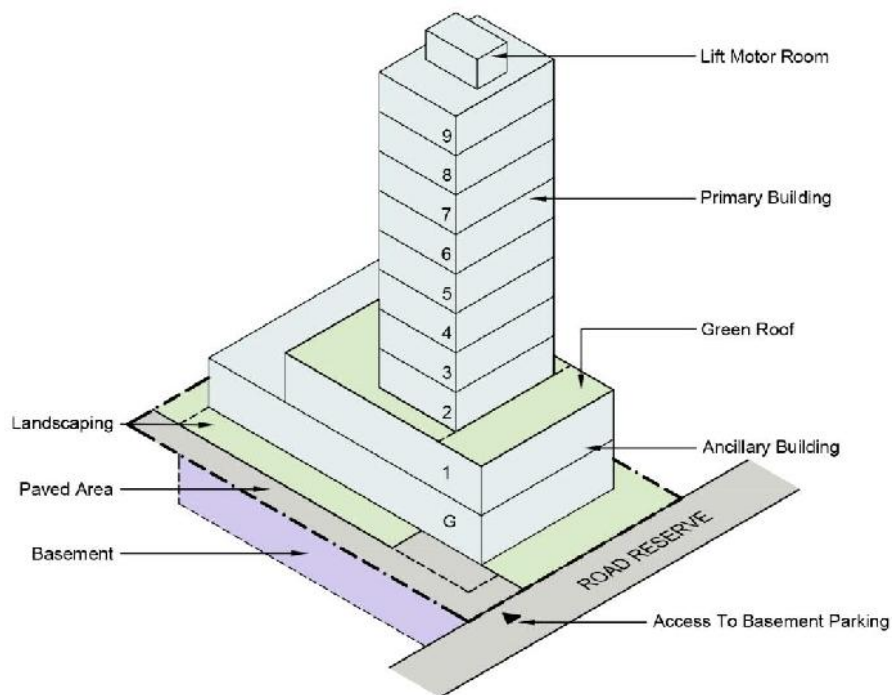
APPENDIX III

REGIONAL CENTRE ZONE (1,000 sqm min lot size) (C5):



PLAN
(Not to scale)

B1 – Primary Building L1 – Landscaped Area
B2 – Ancillary Building P1 – Hard Paved Area



ISOMETRIC VIEW
(Not to scale)

Figure: Illustration of Regional Centre Zone(C5)



1010. Central Business District zone (C6)

	REGULATION	REMARKS
These regulations shall apply to: - All new and redeveloped commercial uses within the Central Business District zone (C6) - Lots zoned or re-zoned for commercial uses within the Central Business District zone (C6)		
1.0 USES		
1.1 Permitted Uses	For detail list of uses refer to Appendix I	Ground floor use have to be activity-generating uses
1.2 Conditional uses	- Public facilities - Petrol stations - Residential flats with commercial at ground floor - Rapid transit station - Clinics - All permitted uses in C1, C2, C3, C4 and C5 zone. - Residential uses as shown per Appendix I - For detail list of uses refer to Appendix I	
1.3 Prohibited Uses	- All type of industrial uses - Major infrastructure installations - For detail list of uses refer to Appendix I	
1.4 Ancillary Uses	- Electrical substation - Refuse area - For detail list of uses refer to Appendix I	
2.0 BUILDABLE AREA (COVERAGE)		
2.1 Minimum Lot Size	Refer Appendix II	
2.2 Maximum Building Coverage	Refer Appendix II	
2.3 No. Of Basements	Refer Appendix II	
2.4 Maximum Floor Space Index(FSI)	5.0 Global FSI (maximum as per approved urban design proposals)	
2.5 Sustainable construction methods	- The following shall be encouraged: - Sustainable building design technology and sustainable construction methods - Roof top communal facilities or roof gardens	



APPENDIX III

3.0 BUILDING TYPE		
3.1 Maximum Number of Floors	Conditional to consumption of Global FSI	
3.2 Floor to Floor Height	- Ground Floor - 5m maximum - Other Floors - 4m maximum	
3.3 Building Form	Free standing or attached	
3.4 Existing Buildings	- Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: - No material change in use which does not comply with the prevailing zoning regulations; - No further increase in floor area of the existing non-conforming use - Any additional floor area required for the non-conforming use will: - Conversion of a residential structure to other permitted uses shall be considered subject to: - Compliance with parking requirements for non-residential use - Removal of the front boundary wall; and - Aesthetic enhancement of the front elevation of the building	
4.0 SETBACK (Minimum)		
4.1 Building (Above Grade)	Refer Appendix II	When facing public road, has to follow the road buffer requirement.
4.2 Basement Setback	Refer Appendix II	
4.3 Ancillary Buildings	Refer Appendix II	
4.4 Between Multiple Buildings on the Same Lot	Refer Appendix II	
5.0 SERVICE AREA AND EQUIPMENT		
5.1 Loading Docks	Refer Appendix II	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by CRDA or other relevant authorities upon review of the development application.	



APPENDIX III

5.4 Mechanical Equipment	- At grade water tank and mechanical equipment: - Shall be located to the side or rear of the building - May be located in the setback provided a minimum of 2 m is maintained free of obstruction and they do not impede circulation - At grade or rooftop water tank, mechanical and telecommunications, solar equipment : - Shall be screened subject to approval by CRDA or other relevant authorities - Shall not be visible from any street	
6.0 PARKING		
6.1 Location	- Required parking stalls shall be provided within the lot boundary - Refer Appendix II	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	
6.3 Minimum Required Parking Stalls	Refer Appendix II.	
6.4 Visitor parking accessible to specially abled.	Refer Appendix II	
6.5 Minimum Dimensions	Refer Chapter V	
6.6 Minimum Shaded Areas	Refer Appendix II	
6.7 Circulation in Parking	Refer Appendix II	
6.8 Vehicular Access to Parking Lot	Refer Appendix II	
7.0 FENCING		
7.1 Location	Refer Appendix II	
7.2 Heights	Refer Appendix II	
7.3 Materials	Refer Appendix II	
8.0 CIRCULATION		
8.5 Pedestrian	- Refer Appendix I. - I Pedestrian circulation between adjacent buildings and amenities shall be seamlessly connected; - All pedestrian circulation shall be accessible to the disabled	
8.6 Public Transit	- The use of public transit should be encouraged through the integration of a public transport stop into the commercial development lot - Refer Appendix II.	



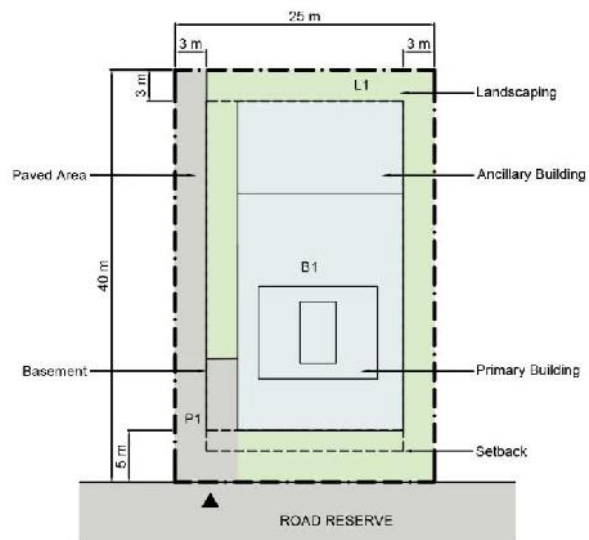
APPENDIX III

9.0 SIGNAGE		
9.1 Permitted	- One Building identification sign shall be permitted on the tower - One Commercial Sign per tenant shall be permitted: - Wall Signage (15% of the Building Face or 9 m² whichever less) - Window Signage (Transparent, 15% of the Building Face or 2.5m² whichever less) - Awning Signage (Min 2.5m clearance and 25% of the Building Face or 2.5m² whichever less)	
9.2 Prohibited	- The following signs are prohibited: - Roof mounted signs - Off site signage	
9.3 Location	- Individual signs for commercial tenants within a multi-tenanted commercial development shall be mounted to the façade of the development - Permitted free standing signage shall not exceed 5m in height, and may be located within the front setback	
9.4 Lighting	No flashing lights are allowed	
10.0 GREEN COVERAGE		
10.1 Minimum % of green coverage	Refer Appendix II.	
10.2 5% of Plot area as organised open space for recreation	Refer Appendix II.	
10.3 Minimum width of organised open space for recreation. (m)	Refer Appendix II.	
10.4 Maintenance	Refer Appendix II.	
10.5 Minimum % of green coverage	Refer Appendix II.	



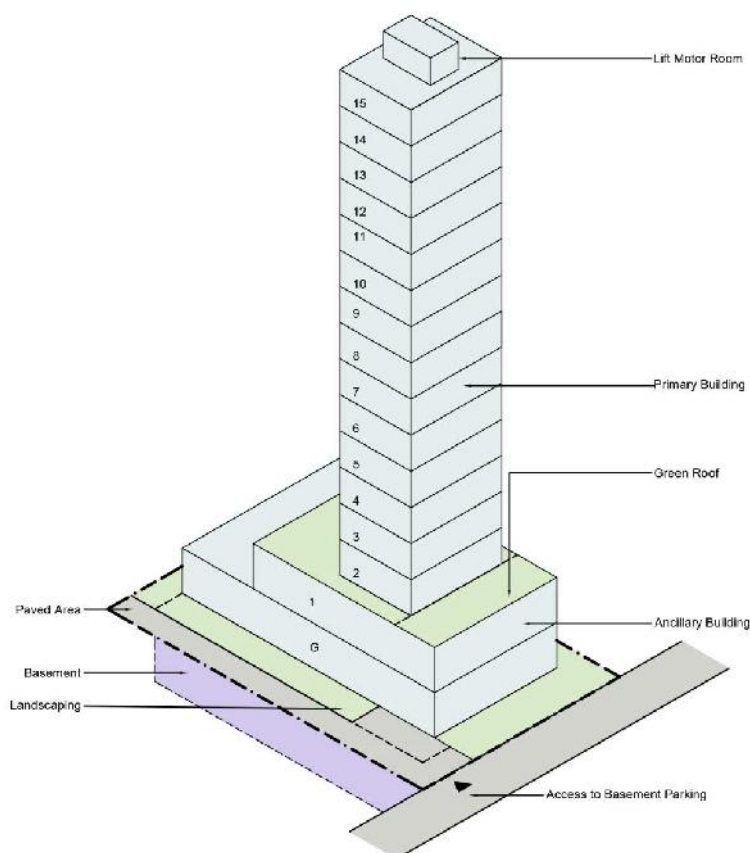
APPENDIX III

CENTRAL BUSINESS DISTRICT ZONE (1,000 sqm min lot size) (C6):



PLAN
(Not to scale)

B1 – Primary Building L1 – Landscaped Area
B2 – Ancillary Building P1 – Hard Paved Area



ISOMETRIC VIEW
(Not to scale)

Figure: Illustration of Central Business District Zone (C6)



1011. Business Park Zone (I1)

	Regulation	Remarks
These regulations shall apply to:		
All new and redeveloped uses within the Business Park Zone (I1)		
1.0 USES		
1.1 Permitted Uses	For detail list of uses refer to Appendix I	
1.2 Conditional uses	For detail list of uses refer to Appendix I	
1.3 Prohibited Uses	For detail list of uses refer to Appendix I	
1.4 Ancillary Uses	- Ancillary office - Security facilities - Showroom - Banking services/ ATM/ clinics - Staff Canteen - For detail list of uses refer to Appendix I	The ancillary use quantum must not exceed 20% of the total GFA.
1.5 Secondary Uses	Independent Amenity Centre / Childcare centre	500 m walking radii
2.0 BUILDABLE AREA (COVERAGE)		
2.1 Minimum land area	5 Ha	
2.2 Maximum Building Coverage	40%	
2.3 No. Of Basements	Refer Appendix II	
2.4 Maximum Floor Area Ratio (FAR)	1.6	
2.5 Sustainable construction methods	The following are encouraged: - Sustainable building design technology and sustainable construction methods - Roof top communal facilities or roof gardens 10% additional GFA allowed within 300 m belt/radius from/of MRT/LRT stations	
3.0 BUILDING TYPE		
3.1 Maximum Number of Floors	Refer Appendix II	
3.2 Floor to Floor Height	Case-to-case basis	
3.3 Building Form	Refer Appendix II	
4.0 SETBACK (Minimum)		



APPENDIX III

	Regulation	Remarks
4.1 Building (Above Grade)	Refer Appendix II	Boundary fronting public road need to follow the road buffer requirement.
4.2 Basement Setback	Refer Appendix II	
4.3 Ancillary Buildings	Refer Appendix II	
4.4 Between Multiple Buildings on the Same Lot	Refer Appendix II	
5.0 SERVICE AREA AND EQUIPMENT		
5.1 Loading Docks	Loading docks, if any, shall be located to the side/ rear of the building subject to fire norms.	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by the relevant local authorities upon review of the development application.	
5.4 Mechanical Equipment	At grade water tank and mechanical equipment: - Shall be located to the side or rear of the building - May be located in the setback provided a minimum of 2 m is maintained free of obstruction and they do not impede circulation At grade or rooftop water tank, mechanical and telecommunications, solar equipment : - Shall be screened subject to approval by the relevant local authorities - Shall not be visible from any street	
6.0 PARKING		
6.1 Location	- Surface Parking should be minimum - Basement Parking & Multi-storey car parking are encouraged.	
6.2 Surface Parking	Parking shall be hard or semi perforated surfaced with adequate drainage	
6.3 Minimum Required Parking Stalls	Refer Appendix II.	
6.4 Visitor Parking accessible to specially abled	Refer Appendix II	
6.5 Minimum Dimensions	Refer Chapter V	



APPENDIX III

	Regulation	Remarks
6.6 Minimum Shaded Areas	Should follow urban design guidelines.	
6.7 Circulation in Parking	- Clearly designated and marked parking spaces, driveways and sidewalks within the parking lots shall be provided. - Pedestrian circulation pathways should be provided, linking both the site access and the building.	
6.8 Vehicular Access to Parking Lot	Refer Appendix II	
7.0 FENCING		
7.1 Location	- Plantation along lot boundary. - E-security and surveillance is encouraged instead of physical boundary walls. - Refer Appendix II	
7.2 Materials	The use of visually permeable materials is recommended all around the development lot subject to detailed urban design and evaluation.	
8.0 CIRCULATION		
8.1 Pedestrian	- Covered pedestrian walkways shall be provided along the perimeter of the buildings fronting the main roads - Refer Appendix II - All pedestrian circulation shall be accessible to the disabled	
8.2 Public Transit	Refer Appendix II	
9.0 SIGNAGE		
9.1 Permitted	- One Building identification sign shall be permitted on the tower - One Commercial Sign per tenant shall be permitted: - Wall Signage (15% of the Building Face or 9 m² whichever less) - Window Signage (Transparent, 15% of the Building Face or 2.5m² whichever less) - Awning Signage (Min 2.5m clearance and 25% of the Building Face or 2.5m² whichever less)	
9.2 Prohibited	The following signs are prohibited: - Roof mounted signs - String lights, flashing, excessively bright lights	
9.3 Location	Signs shall not obstruct views, vistas or important landmarks	
9.4 Lighting	Lighting shall be aesthetically pleasing and in keeping with the overall theme of the development	



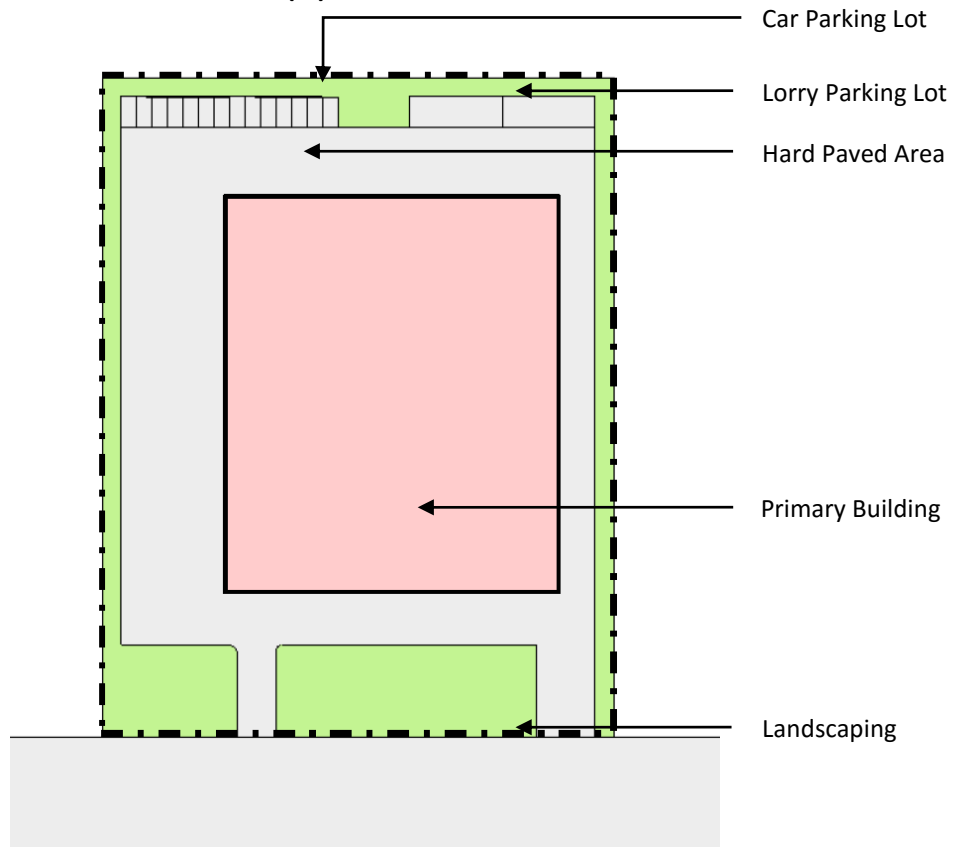
APPENDIX III

10.0 GREEN COVERAGE		
10.1	Minimum % of green coverage	Refer Appendix II.
10.2	5% of Plot area as organised open space for recreation	Refer Appendix II.
10.3	Minimum width of organised open space for recreation. (m)	Refer Appendix II.
10.4	Maintenance	Refer Appendix II.
10.5	Minimum % of green coverage	Refer Appendix II.

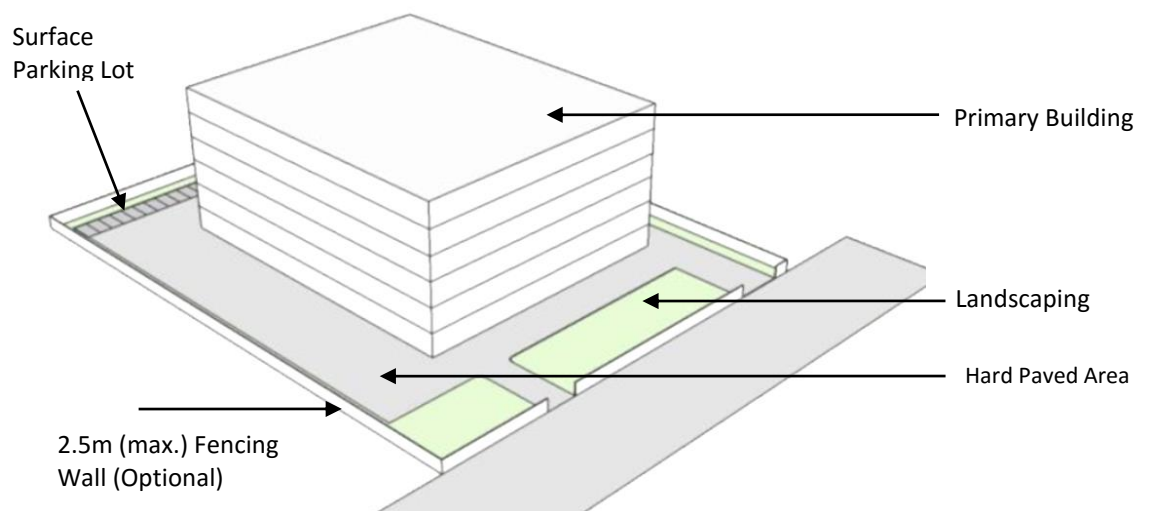


APPENDIX III

BUSINESS PARK ZONE (I1):



PLAN (Not to scale)



ISOMETRIC VIEW (Not to scale)

Figure: Illustration of Business Park District (I1)



1012. Logistics Zone (I2)

	Regulation	Remarks
These regulations shall apply to: All new, redeveloped and re-zoned permitted uses within the Logistics (I2)		
1.0 USES		
1.1 Permitted Uses	- Regional warehouses - Heavy distribution warehouses - Rack supported warehouses - Bulk handling warehouses - Refrigerated Warehouses - Factory outlets & wholesale warehouse - Customs services - High-rise stack up warehouses - For detail list of uses refer to Appendix I	Predominant use. These uses shall be at least 60% of the total GFA.
1.2 Conditional uses	- Religious facilities - Workers' accommodation - Selected commercial activities - Wholesale markets such as grain, vegetables, flower, spices etc. - Automobile showrooms / service centre - Container stack-yards/ open storage based on locational suitability - Heavy vehicle parking - For detail list of uses refer to Appendix I	These uses must not exceed 40% of the overall GFA.
1.3 Prohibited Uses	- All type of polluting manufacturing and fabrication industries and production houses - All type of residential uses - Retail facilities - For detail list of uses refer to Appendix I	
1.4 Ancillary Uses	- Electrical substation (ESS) - Refuse area - Management Office, meeting room - Sick room/first aid room - Display area (own products) - Staff Canteen - For detail list of uses refer to Appendix I	These uses must not exceed 40% of the overall GFA.
2.0 BUILDABLE AREA (COVERAGE)		
2.1 Land Area	1 ha	
2.2 Maximum Building Coverage	50 %	
2.3 No. Of Basements	Refer Appendix II	
2.4 Maximum Floor Space Index(FSI)	Refer Appendix II	



APPENDIX III

3.0 BUILDING TYPE		
3.1 Maximum Number of Floors	Refer Appendix II	
3.2 Building Form	Detached/Semi-detached/Terrace Buildings(can also be flatted) and high rise	
3.3 Floor to Floor Height	6.0m to 9.0m (normal type) - Rack supported warehouses (as per technical requirement)	
4.0 SETBACK (Minimum)		
4.1 Building (Above Grade)	Refer Appendix II	Boundary fronting public road need to follow the road buffer requirement.
4.2 Ancillary Buildings	2 m from the plot boundary	
4.3 Between Multiple Buildings on the Same Lot	Refer Appendix II	
5.0 SERVICE AREA AND EQUIPMENT		
5.1 Loading Docks	Loading docks, if any, shall be located to the rear of the building.	
5.2 Outdoor Storage Areas	Dedicated outdoor storage is allowed as per operational requirement with provision of adequate heavy vehicle parking, circulation and loading -unloading bays. Stack-yard needs to be visually screened from the public roads.	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by the relevant local authorities upon review of the development application.	
5.4 Mechanical Equipment	At grade water tank and mechanical equipment: - Shall be located to the side or rear of the building grade or rooftop water tank, mechanical and telecommunications equipment: - Shall be screened subject to approval by the relevant local authorities.	
6.0 PARKING		
6.1 Location	Required parking stalls shall be provided within the lot boundary including adequate provision for two wheeler parking. Refer Appendix II	
6.2 Minimum Required Parking Stalls	Refer Appendix II.	
6.3 Surfacing	Parking shall be hard surfaced and provided with adequate drainage.	



APPENDIX III

6.4 Visitor Parking accessible to specially abled	Refer Appendix II.	
6.5 Minimum Dimensions	Refer Appendix II.	
6.6 Circulation in Parking	Refer Appendix II.	
7.0 FENCING		
7.1 Location	- Plantation along lot boundary. - E-security and surveillance is encouraged.	
7.2 Materials	The use of visually permeable materials is recommended all around the development lot subject to detailed urban design and evaluation.	
8.0 CIRCULATION		
8.1 Pedestrian	- Covered pedestrian walkways shall be provided along the perimeter of the buildings fronting the main roads - Refer Appendix II.	
8.2 Public Transit	- The use of commuters' transit should be encouraged through the integration of a shuttle bus stop (shelter). - Refer Appendix II.	
9.0 SIGNAGE		
9.1 Permitted	- One Building identification sign shall be permitted on the tower - One Commercial Sign per tenant shall be permitted: - Wall Signage (15% of the Building Face or 9 m² whichever less) - Window Signage (Transparent, 15% of the Building Face or 2.5m² whichever less) - Awning Signage (Min 2.5m clearance and 25% of the Building Face or 2.5m² whichever less)	
9.2 Prohibited	The following signs are prohibited: - Multiple free standing signage - Off-site signage	
9.3 Location	Signs shall not obstruct views, vistas or important landmarks	
9.4 Lighting	Lighting shall be aesthetically pleasing and in keeping with the overall theme of the district.	
10.0 GREEN COVERAGE		
10.1 Minimum % of green coverage	Refer Appendix II.	



APPENDIX III

10.2	5% of Plot area as organised open space for recreation	Refer Appendix II.	
10.3	Minimum width of organised open space for recreation. (m)	Refer Appendix II.	
10.4	Maintenance	Refer Appendix II.	
10.5	Minimum % of green coverage	Refer Appendix II.	



APPENDIX III

LOGISTICS ZONE (I2):

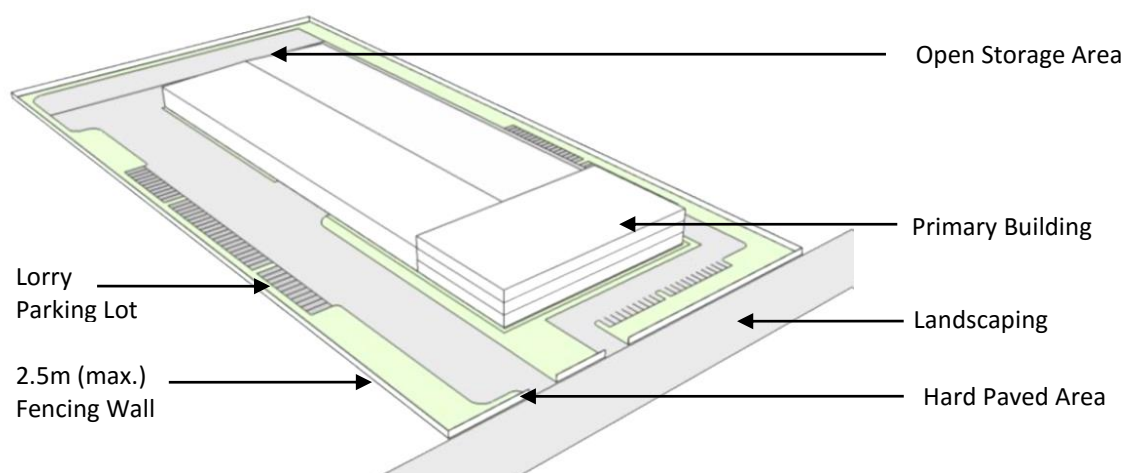
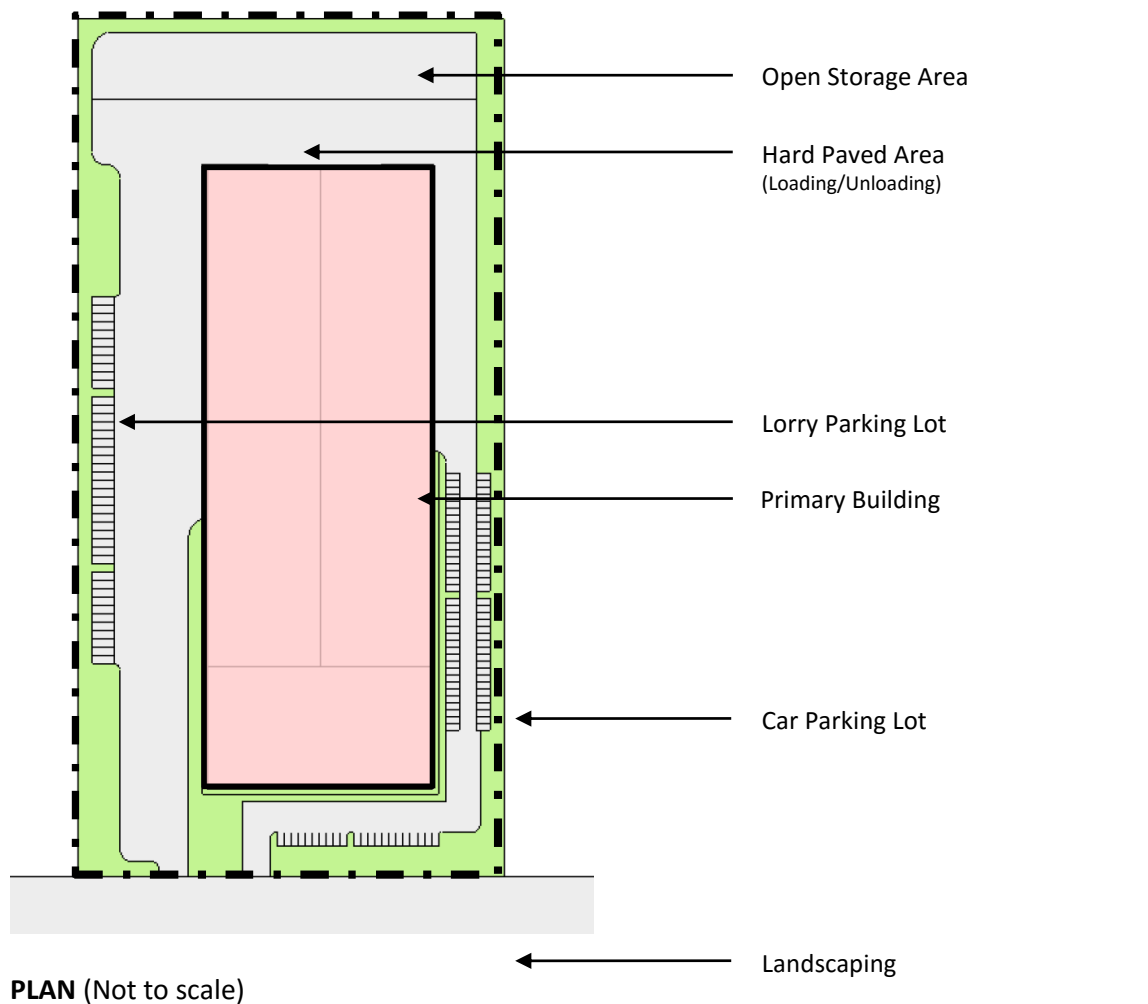


Figure: Illustration of Logistics Zone (I2)



1013.Non-polluting industry Zone (I3)

	Regulation	Remarks
These regulations shall apply to: All new, redeveloped and re-zoned industrial uses within the Non-polluting industry zone(I3)		
1.0 USES		
1.1 Permitted Uses	The target industrial clusters envisaged for the initial phase of the Capital City are as follows: Food & beverages (F&B) Electronics & Hardware Electronic equipment, include personal computers, telephones, MP3 players, audio equipment, televisions, calculators, GPS automotive electronics, digital cameras and players and recorders using video media such as DVDs, VCRs or camcorders. Printing and Packaging Other Green Industries: Downstream Textiles, Auto components, Engine Parts, Electrical Parts, some Pharmaceutical, Supporting industries (SMEs) etc. Logistics/ Warehouses - For detail list of uses refer to Appendix I	Predominant use. These uses shall be at least 55% of the total GFA.
1.2 Prohibited Uses	- All type of polluting manufacturing and fabrication industries under 'Red' & 'Ultra Red' categories - Residential uses other than dormitories - Major Retail uses - For detail list of uses refer to Appendix I	
1.3 Conditional uses	- Religious facilities - Workers' accommodation/ dormitories - Group development scheme provided employees work in same industries. - Sundries / grocery shop - Food-court - Child care centre - For detail list of uses refer to Appendix I	These uses must not exceed 45% of the overall GFA.
1.4 Ancillary Uses	- Electrical substation (ESS) - Refuse area - Staff Canteen - Management / Admin Office, meeting room - Sick room/first aid room - Display area (own products) - Storage Area - Showroom - For detail list of uses refer to Appendix I	



APPENDIX III

2.0 COVERAGE		
2.1 Minimum Lot Size	0.4 Ha	
2.2 Maximum Building Coverage	50%	
2.3 No. Of basements	Refer Appendix II	
2.4 Minimum Floor Space Index(FSI)	Refer Appendix II	
3.0 BUILDING TYPE		
3.1 Maximum Number of Floors	Refer Appendix II	
3.2 Building Form	Detached/Semi-detached/Terrace Buildings (can also be flatted/ high-rise).	
3.3 Floor to Floor Height	5.0 m and / or as per technical requirement.	
4.0 SETBACK (Minimum)		
4.1 Building (Above Grade)	Refer Appendix II	Boundary fronting public road need to follow the road buffer requirement.
4.2 Ancillary Buildings	Refer Appendix II	
4.3 Between Multiple Buildings on the Same Lot	Refer Appendix II	
5.0 SERVICE AREA AND EQUIPMENT		
5.1 Loading Docks	Loading docks, if any, shall be located to the rear of the building.	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by the relevant local authorities upon review of the development application.	
5.4 Mechanical Equipment	At grade water tank and mechanical equipment: - Shall be located to the side or rear of the building At grade or rooftop water tank, mechanical and telecommunications equipment: - Shall be screened subject to approval by the relevant local authorities	
6.0 PARKING		
6.1 Location	Adequate Surface Parking with provision of Multi-storey car parking is encouraged.	
6.2 Minimum Required Parking Stalls	Refer Appendix II.	



APPENDIX III

6.3 Surfacing	Parking shall be hard or semi perforated surfaced with adequate drainage	
6.4 Visitor Parking accessible by the specially abled	- Where required, at least 1 parking stalls per public entrance shall be designated for the disabled - The location shall be immediately adjacent to the building entrance/access	
6.5 Minimum Dimensions	Refer Chapter V	
6.6 Minimum Shaded Areas	Refer Appendix II	
6.7 Circulation in Parking	- Clearly designated and marked parking spaces, driveways and sidewalks within the parking lots shall be provided - Pedestrian circulation pathways should be provided, linking both the site access and the building. - Refer Appendix II	
6.8 Vehicular Access to Parking Lot	Multiple vehicular ingress and egress points may be permitted. Refer Appendix II	
7.0 FENCING		
7.1 Location	- Plantation along lot boundary. - E-security and surveillance is encouraged.	
7.2 Heights	Refer Appendix II	
7.3 Materials	The use of visually permeable materials is recommended all around the development lot subject to detailed urban design and evaluation.	
8.0 CIRCULATION		
8.1 Pedestrian	- Covered pedestrian walkways shall be provided along the perimeter of the buildings fronting the main roads - Refer Appendix II . - All pedestrian circulation shall be accessible to the disabled.	
8.2 Public Transit	- The use of commuters' transit should be encouraged through the integration of a shuttle bus stop (shelter). - Adequate taxi drop off point(s) to be provided. - Refer Appendix II	



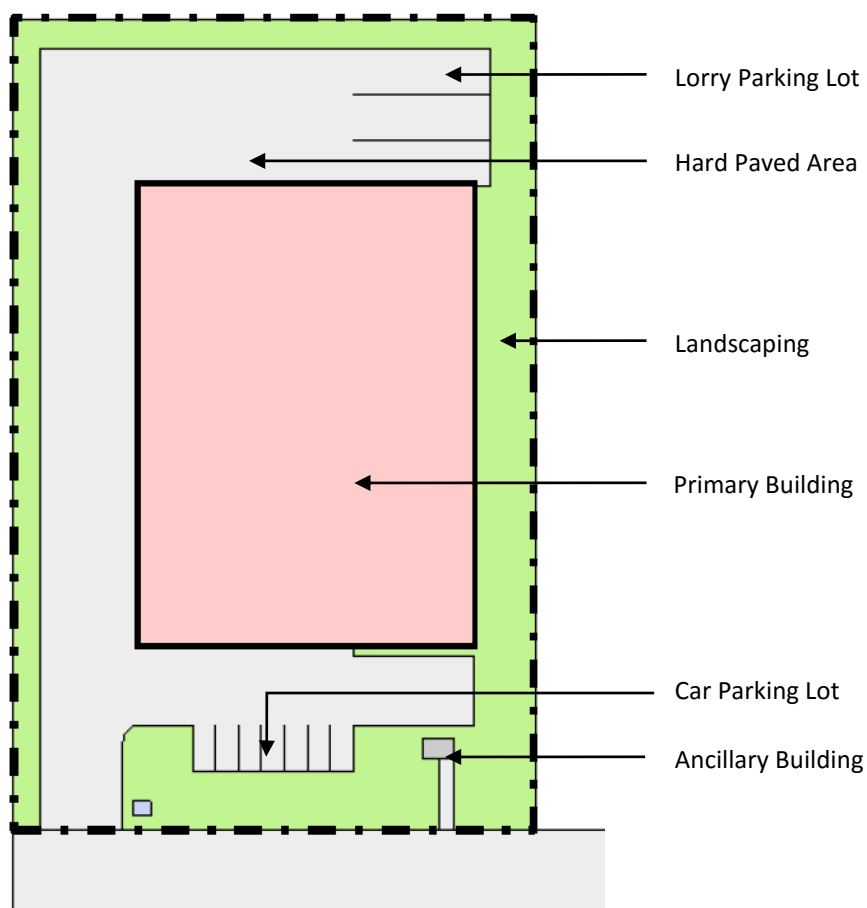
APPENDIX III

9.0 SIGNAGE		
9.1 Permitted	- One Building identification sign shall be permitted on the tower - One Commercial Sign per tenant shall be permitted: - Wall Signage (15% of the Building Face or 9 m² whichever less) - Window Signage (Transparent, 15% of the Building Face or 2.5m² whichever less) - Awning Signage (Min 2.5m clearance and 25% of the Building Face or 2.5m² whichever less)	
9.2 Prohibited	The following signs are prohibited: - Multiple free standing signage - Off-site signage	
9.3 Location	Signs shall not obstruct views, vistas or important landmarks	
9.4 Lighting	Lighting shall be aesthetically pleasing and in keeping with the overall theme of the district	
10.0 GREEN COVERAGE		
10.1 Minimum % of green coverage	Refer Appendix II.	
10.2 5% of Plot area as organised open space for recreation	Refer Appendix II.	
10.3 Minimum width of organised open space for recreation. (m)	Refer Appendix II.	
10.4 Maintenance	Refer Appendix II.	
10.5 Minimum % of green coverage	Refer Appendix II.	

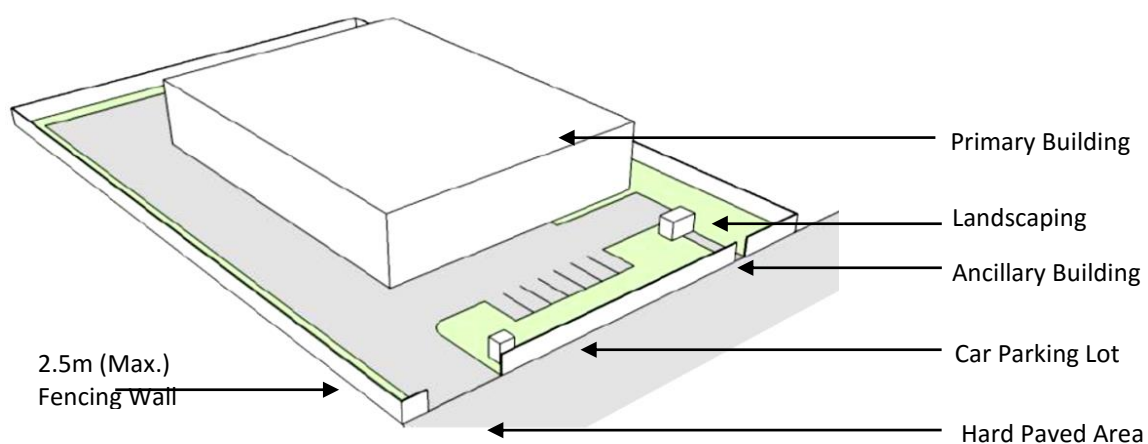


APPENDIX III

NON POLLUTING INDUSTRY ZONE (I3):



PLAN (Not to scale)



ISOMETRIC VIEW (Not to scale)

Figure: Illustration of Non Polluting Industry Zone (I3)



1014.Passive Recreational Zone (P1)

	Regulation	Remarks
These regulations shall apply to: - All new and redeveloped park uses within the Passive Recreational Zone (P1) - Lots zoned or re-zoned for park uses within the Passive Recreational Zone (P1)		
1.0 USES		
1.1 Permitted Uses	- Botanical gardens, arboretums and conservatories. - Outdoor recreational facilities, such as hiking and bicycle trails, greens and commons, sitting areas and picnic areas. - Park related public facilities such as public toilet/ changing room. - Standalone food outlet with less than 50 seats/100 sqm including kitchen	
1.2 Prohibited Uses	- All types of industrial uses - All types of residential uses - All types of commercial uses - All types of major public facilities - Major infrastructure installations - For detail list of uses refer to Appendix I	
1.3 Conditional Uses	- Minor Public Facilities - Restaurants - Small kiosk not exceeding 100 m² - For detail list of uses refer to Appendix I	Development shall be allowable in only 10% of the plot area or 500 m² (whichever is smaller) Developments in P1 zone require approval by sanctioning authority.
1.4 Ancillary Uses	Refer Appendix II	
2.0 BUILDABLE AREA (COVERAGE)		
2.1 Minimum Lot Size	Refer Appendix II	
2.2 Maximum Building Coverage	Refer Appendix II	
2.3 Visitor parking accessible to specially abled	Refer Appendix II	



APPENDIX III

	Regulation	Remarks
2.4 Maximum Floor Space Index(FSI)	Refer Appendix II	
3.0 BUILDING TYPE		
3.1 Maximum Number of Floors	Refer Appendix II	
3.2 Building Form	Refer Appendix II	
3.3 Existing Buildings	Refer Appendix II	
4.0 SETBACK (Minimum)		
4.1 Building (Above Grade)	Refer Appendix II	
4.2 Basement Setback	Refer Appendix II	
4.3 Ancillary Buildings	Refer Appendix II	
4.4 Between Multiple Buildings on the Same Lot	Refer Appendix II	
5.0 SERVICE AREA AND EQUIPMENT		
5.1 Loading Docks	Refer Appendix II	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by CRDA or other relevant authorities upon review of the development application.	
5.4 Mechanical Equipment	- At grade water tank and mechanical equipment: - Shall be located to the side or rear of the building - At grade or rooftop water tank, mechanical and telecommunications equipment : - Shall be screened subject to approval by CRDA or other relevant authorities	
6.0 PARKING		
6.1 Location	Refer Appendix II	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	
6.3 Minimum Required Parking Stalls	Refer Appendix II.	
6.4 Visitor parking accessible to specially abled.	Refer Appendix II	
6.5 Minimum Dimensions	Refer Appendix II	



APPENDIX III

	Regulation	Remarks
6.6 Minimum Shaded Areas	Refer Appendix II	
6.7 Circulation in Parking	Refer Appendix II	
6.8 Vehicular Access to Parking Lot	Refer Appendix II	
7.0 FENCING		
7.1 Location	Refer Appendix II	
7.2 Heights	Refer Appendix II	
7.3 Materials	Refer Appendix II	
8.0 CIRCULATION		
8.1 Pedestrian	- Layout and design shall give due regard for safe pedestrian circulation throughout the site - All pedestrian circulation shall be accessible to the disabled. - Refer Appendix II	
8.2 Public Transit	Refer Appendix II	
9.0 SIGNAGE		
9.1 Permitted	- All signs shall be- - Integrated into the design and theme of the park. - Wall mounted signs not to exceed 2.5m² and max height of 10m. - Freestanding signs not to exceed 1m² - Directional signs not to exceed 1m² - Temporary signs subject to approval from APCRDA.	
9.2 Prohibited	- The following signs are prohibited: - Multiple free standing signage - Off-site signage	
9.3 Location	Refer Appendix II	
9.4 Lighting	N/A	
10.0 GREEN COVERAGE		
10.1 Minimum % of green coverage	Refer Appendix II.	
10.2 5% of Plot area as organised open space for recreation	Refer Appendix II.	



APPENDIX III

		Regulation	Remarks
10.3	Minimum width of organised open space for recreation. (m)	Refer Appendix II.	
10.4	Maintenance	Refer Appendix II.	
10.5	Minimum % of green coverage	Refer Appendix II.	



1015.Active Recreational Zone (P2)

	Regulation	Remarks
These regulations shall apply to: - All new and redeveloped parks within the Active Recreational Zone (P2) - Lots zoned or re-zoned for parks within the Active Recreational Zone (P2)		
1.0 USES		
1.1 Permitted Uses	- Sports Complexes - Theme Parks - Resort Hotels - Golf Courses - Recreational Clubs - Zoo - Stadiums - For detail list of uses refer to Appendix I	
1.2 Prohibited Uses	- All types of industrial uses - All types of residential uses - Most of the commercial uses - All types of major public facilities - Major infrastructure installations - For detail list of uses refer to Appendix I	
1.3 Conditional Uses	- Single Family Residences - Resort - Complementary commercial uses - Minor Public Facilities - Supporting Infrastructure - Public Swimming Pools - For detail list of uses refer to Appendix I	Developments in P2 zone require approval by review panel
1.4 Ancillary Uses	- Parking - Toilets - For detail list of uses refer to Appendix I	
2.0 BUILDABLE AREA (COVERAGE)		
2.1 Minimum Lot Size	Refer Appendix II	
2.2 Maximum Building Coverage	Refer Appendix II	
2.3 No. Of Basements	Refer Appendix II	
2.4 Maximum Floor Space Index(FSI)	Refer Appendix II	
3.0 BUILDING TYPE		
3.1 Maximum Number of Floors	Refer Appendix II	
3.2 Building Form	Refer Appendix II	
3.3 Architecture	Architecture and materials that are complementary to the natural landscape should be encouraged	



APPENDIX III

4.0 SETBACK (Minimum)		
4.1 Building (Above Grade)	Refer Appendix II	
4.2 Basement Setback	Refer Appendix II	
4.3 Ancillary Buildings	Refer Appendix II	
4.4 Between Multiple Buildings on the Same Lot	Refer Appendix II	
5.0 SERVICE AREA AND EQUIPMENT		
5.1 Loading Docks	Refer Appendix II	
5.2 Outdoor Storage Areas	No outdoor storage shall be allowed	
5.3 Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by CRDA or other relevant authorities upon review of the development application.	
5.4 Mechanical Equipment	- At grade water tank and mechanical equipment: - Shall be located to the side or rear of the building - At grade or rooftop water tank, mechanical and telecommunications equipment : - Shall be screened subject to approval by CRDA or other relevant authorities - Shall not be visible from any street	
6.0 PARKING		
6.1 Location	Required parking stalls shall be provided within the lot boundary	
6.2 Surfacing	Parking shall be hard surfaced and provided with adequate drainage	
6.3 Minimum Required Parking Stalls	Refer Appendix II.	
6.4 Disabled Parking	- Where required, at least 2 parking stalls per public entrance shall be designated for the disabled - The location shall be immediately adjacent to the building entrance/access	
6.5 Minimum Dimensions	Refer Chapter V	
6.6 Minimum Shaded Areas	A minimum of 70% of parking stalls shall be shaded	
6.7 Circulation in Parking	- Clearly designated and marked parking spaces, driveways and sidewalks within the parking lots shall be provided - Pedestrian circulation pathways should be provided, linking both the site access and the building	



APPENDIX III

6.8 Vehicular Access to Parking Lot	Multiple vehicular ingress and egress points may Refer Appendix II	
7.0 FENCING		
7.1 Location	Fencing walls are permitted	
7.2 Heights	Refer Appendix II	
7.3 Materials	Refer Appendix II	
8.0 CIRCULATION		
8.1 Pedestrian	- Layout and design shall give due regard for safe pedestrian circulation throughout the site - All pedestrian circulation shall be accessible to the disabled. - Refer Appendix II	
8.2 Public Transit	Refer Appendix II	
9.0 SIGNAGE		
9.1 Permitted	- All signs shall - Be integrated into the design and theme of the building - Wall mounted signs not to exceed 2.5m² and max height of 10m. - Freestanding signs not to exceed 1m² - Directional signs not to exceed 1m² - Temporary signs subject to approval from APCRDA.	
9.2 Prohibited	- The following signs are prohibited: - Multiple free standing signage - Off-site signage	
9.3 Location	Signs shall not obstruct views, vistas or important landmarks	
9.4 Lighting	Lighting shall be aesthetically pleasing and in keeping with the overall theme of the district	
10.0 GREENING COVERAGE		
10.1 Minimum % of green coverage	Refer Appendix II.	
10.2 5% of Plot area as organised open space for recreation	Refer Appendix II.	
10.3 Minimum width of organised open space for recreation. (m)	Refer Appendix II.	
10.4 Maintenance	Refer Appendix II.	
10.5 Minimum % of green coverage	Refer Appendix II.	



1016.Protected Area (P3)

	Regulation	Remarks
These regulations shall apply to: All nature and protected area within the Protected Area (P3)		
1.0 USES		
1.1 Permitted Uses	- Forests - Wetlands - Rivers - Lake - Hills - Other Environmentally sensitive features - For detail list of uses refer to Appendix I	
1.2 Prohibited Uses	- All types of industrial uses - All types of residential uses - All types of commercial uses - All types of public facilities - For detail list of uses refer to Appendix I	
1.3 Conditional Uses	- Infrastructure - Botanical gardens, arboretums and conservatories. - Outdoor recreational facilities, such as hiking and bicycle trails, greens and commons, sitting areas and picnic areas. - Park related public facilities such as public toilet/ changing room. - Minor Public Facilities - Restaurants - Eco Resort - Small kiosk not exceeding 100 m² - For detail list of uses refer to Appendix I	
1.4 Ancillary Uses	For detail list of uses refer to Appendix I	
2.0 BUILDABLE AREA (COVERAGE)		
2.1 Minimum Lot Size	Refer Appendix II	
2.2 Maximum Building Coverage	Refer Appendix II	
2.3 Minimum Landscaping Coverage	Refer Appendix II	
2.4 Maximum Floor Area Ratio (FAR)	Refer Appendix II	
3.0 BUILDING TYPE		
3.1 Maximum Number of Floors	Refer Appendix II	
3.2 Building Form	Refer Appendix II	
3.3 Architecture	Refer Appendix II	



APPENDIX III

	Regulation	Remarks
4.0 SETBACK (Minimum)		
4.1 Building (Above Grade)	Refer Appendix II	
4.2 Basement Setback	Refer Appendix II	
4.3 Ancillary Buildings	Refer Appendix II	
4.4 Between Multiple Buildings on the Same Lot	Refer Appendix II	
5.0 SERVICE AREA AND EQUIPMENT		
5.1 Loading Docks	Refer Appendix II	
5.2 Outdoor Storage Areas	Refer Appendix II	
5.3 Refuse Storage Areas	Refer Appendix II	
5.4 Mechanical Equipment	Refer Appendix II	
6.0 PARKING		
6.1 Location	Refer Appendix II	
6.2 Surfacing	Refer Appendix II	
6.3 Minimum Required Parking Stalls	Refer Appendix II	
6.4 Disabled Parking	Refer Appendix II	
6.5 Minimum Dimensions	Refer Appendix II	
6.6 Minimum Shaded Areas	Refer Appendix II	
6.7 Circulation in Parking	Refer Appendix II	
6.8 Vehicular Access to Parking Lot	Refer Appendix II	
7.0 FENCING		
7.1 Location	Refer Appendix II	
7.2 Heights	Refer Appendix II	
7.3 Materials	Refer Appendix II	
8.0 CIRCULATION		
8.1 Pedestrian	Refer Appendix II	
8.2 Public Transit	Refer Appendix II	



APPENDIX III

9.0 SIGNAGE		
9.1 Permitted	- All signs shall - Be integrated into the design and theme of the park. - Wall mounted signs not to exceed 2.5m² and max height of 10m. - Freestanding signs not to exceed 1m² - Directional signs not to exceed 1m² - Temporary signs subject to approval from APCRDA.	
9.2 Prohibited	- The following signs are prohibited: - Multiple free standing signage - Off-site signage	
9.3 Location	Signs shall not obstruct views, vistas or important landmarks	
9.4 Lighting	Lighting shall be aesthetically pleasing and in keeping with the overall theme of the district	
10.0 GREEN COVERAGE		
10.1 Minimum % of green coverage	Refer Appendix II.	
10.2 5% of Plot area as organised open space for recreation	Refer Appendix II.	
10.3 Minimum width of organised open space for recreation. (m)	Refer Appendix II.	
10.4 Maintenance	Refer Appendix II.	
10.5 Minimum % of green coverage	Refer Appendix II.	



1017. Government Zone – (S1)

	Regulation	Remarks
These regulations shall apply to:		
All land parcels within the Government Zone (S1)		
1.0 USES		
1.1 Permitted Uses	- Special Government buildings and Institutions, International Organizations /Office, Residences for Government Officials, Other government functions considered necessary by CRDA - For detail list of uses refer to Appendix I	
1.2 Prohibited Uses	For detail list of uses refer to Appendix I	
1.3 Conditional Uses	For detail list of uses refer to Appendix I	
1.4 Ancillary Uses	For detail list of uses refer to Appendix I	
1.5 Minimum Lot Size	N/A	
2.0 SIGNAGE		
	- Signage regulation of all zones apply unless specified in Urban Design Proposal. - Special signage subject to CRDA approval	



1018. Education Zone (S2)

	Regulation	Remarks
These regulations shall apply to:		
All land parcels within the Education Zone (S2)		
1.0 USES		
1.1 Permitted Uses	- Educational Institutions, Public Facilities, Health centres, - Public Utilities, Educational Hostel - For detail list of uses refer to Appendix I	
1.2 Prohibited Uses	- Residential Developments, Light and Heavy Industries - For detail list of uses refer to Appendix I	
1.3 Conditional Uses	- Local shops ,Café, restaurant up to 100 sqm including kitchen - For detail list of uses refer to Appendix I	
1.4 Ancillary Uses	For detail list of uses refer to Appendix I	
1.5 Minimum Lot Size	Refer Appendix II	
2.0 SIGNAGE		
	- Signage regulation of all zones apply - Special signage subject to CRDA approval	



1019.Special Zone (S3)

	Regulation	Remarks
These regulations shall apply to:		
All land parcels within the Special Zone (S3)		
1.0 USES		
1.1 Permitted Uses	Residential, commercial , industrial and institutional	
1.2 Prohibited Uses	For detail list of uses refer to Appendix I	
1.3 Conditional Uses	For detail list of uses refer to Appendix I	
1.4 Ancillary Uses	For detail list of uses refer to Appendix I	
1.5 Minimum Lot Size	Refer Appendix II	
2.0 SIGNAGE		
	- Signage regulation of all zones apply - Special signage subject to CRDA approval	



1020. Reserve Zone (U1)

	Regulation	Remarks
These regulations shall apply to all land parcels within the Reserve Zone (U1)		
1.0 USES		
1.1 Permitted Uses	- Transport and Utility related infrastructure - For detail list of uses refer to Appendix I	
1.2 Prohibited Uses	For detail list of uses refer to Appendix I	
1.3 Conditional Uses	- Dormitory can be allowed only if it is bus terminal and falls under land use - For detail list of uses refer to Appendix I	
1.4 Ancillary Uses	For detail list of uses refer to Appendix I	
1.5 Minimum Lot Size	N/A	
2.0 SIGNAGE		
1. Permitted	- All signs shall - Be integrated into the design and theme of the park. - Wall mounted signs not to exceed 2.5m² and max height of 10m. - Freestanding signs not to exceed 1m² - Directional signs not to exceed 1m² - Temporary signs subject to approval from APCRDA.	
2. Prohibited	- The following signs are prohibited: - Multiple free standing signage - Off-site signage	



1021.Road Reserve Zone (U2)

	Regulation	Remarks
These regulations shall apply to land reserved for roads for future needs		
1.0 USES		
1.1 Permitted Uses	• For detail list of uses refer to Appendix I	
1.2 Prohibited Uses	• For detail list of uses refer to Appendix I	
1.3 Conditional Uses	• For detail list of uses refer to Appendix I	
1.4 Ancillary Uses	• For detail list of uses refer to Appendix I	
1.5 Minimum Lot Size	• N/A	
2.0 SIGNAGE		
1. Permitted	• All signage to be bilingual in English and Telugu. • CRDA to develop comprehensive road signage manual • All signage subject to CRDA approval	
2. Prohibited	N/A	
3. Location	• Signs shall not obstruct views, vistas or important landmarks	



APPENDIX IV - GENERAL REQUIREMENT FOR FACILITIES

1101.Zoning Regulations – Public Facilities

Criteria for Assessment for Education Institutes		Remarks
BUILDING SETBACKS		
Building (Above Grade)	• Front: 7.0 m (min) • Side: 4.5 m (min) • Rear: 4.5 m (min) • Basement: N/A • Ancillary Buildings: N/A	
OTHER CRITERIA		
	Refer to respective Zone Regulations	The regulations of the particular zone in which the plot is located shall be followed unless otherwise stated in the following regulations



1102. Kindergarten/ Child Care Centre

Criteria for Assessment for Education Institutes		Remarks
1.0 USES		
1.1 Permitted Uses	Kindergarten & Nursery uses, Child Care Centers	Should meet the standards set by Ministry of Education
1.2 Parameters for Location Assessment	- Allowed in Commercial and Residential Areas, Institutional Buildings, Civic and Community Institutes, Neighborhood Centers, Medical and Healthcare buildings, Sports and Recreational Premises, Hotels - Allowed in places identified for ancillary uses for Religious Institutes, Factories, Warehouses, Business parks, Private gated residential development. - New childcare centers and kindergartens are to be considered for approval if there are no other approved childcare centers (including any kindergarten and student care centre) within 400m radius distance from the subject premises. - Proposed development shall not be located along major arterial road or arterial road.	- Should meet the standards set by Ministry of Education - To be considered by CRDA on a case to case basis
1.3 Minimum Size	- For developments where Child Care Centre is allowed : Proposed child care center should not exceed 40% of the total Gross Floor Area of the development - For Developments where Child Care Centre is allowed within ancillary uses: Proposed child care center should not exceed 300 m².	
2.0 COVERAGE		
2.1 Maximum Floor Area Ratio (FAR)	Can range from 0.8 -1.4 dependent on the surrounding density.	
3.0 FLOORS		
3.1 Maximum Number of Floors	Can range from 2-4 dependent on the surrounding building heights.	
4.0 PARKING		
4.1 Minimum Required Parking Stalls	1 car park per 200 m ² of GFA	



1103.Education Institutes

Criteria for Assessment for Education Institutes		Remarks
5.0 USES		
1.4 Permitted Uses	• Primary School • Secondary School • Colleges and vocational Institutes, Training Institutes, ITC • Higher Education Institutes/ Universities • Foreign and Special Schools	
1.5 Prohibited Use	• Independent Commercial Offices or shops	
1.6 Ancillary Use	• Office Commercial allowed in Higher Education Institutes/ Universities: 5% of GFA or 30,000sqm cap whichever is lower.	Such offices or Commercial related to the institute to be considered by CRDA on a case to case basis
1.7 Minimum Lot Size	• Primary School: 0.4 ha • Secondary School: 3.0 ha • Primary Secondary Combined: 3.4 ha • Special School: 1.5 Ha • Junior College: 6 Ha • Technical Education A/B: 4.0 ha • Higher Education/ University: 6.0 ha	
6.0 COVERAGE		
2.2 Maximum Floor Area Ratio (FAR)	• Can range from 0.8 -1.4 dependent on the surrounding density.	
7.0 BUILDING		
3.2 Maximum Number of Floors	• Can range from 2-4 dependent on the surrounding building heights.	Storey height above 4 can be considered subject to evaluation by CRDA.



APPENDIX IV

8.0 PARKING		
4.2 Minimum Required Parking Stalls	Primary Schools: 1 Parking Lot per 3 class rooms, Plus 20 % of standard requirement, 4 Bus Parking Lots Secondary Schools: 1 Parking Lot per 2 class rooms For workshops & Laboratories: 1 Car Parking Lot per 200 m2 of GFA, Plus 20 % of standard requirement, 4 Bus Parking Lots Colleges and vocational Institutes, Training Institutes, ITC: 1 Parking Lot per 30 staff and student population, Bus Parking as required by regulations University: 1 Parking Lot per 20 staff and student population, Bus Parking as required by regulations.	Ancillary facilities such as assembly hall, canteen, sports and recreational, facilities, etc are also excluded and provisions should be provided as per regulations
4.3 Access	- Only 1 vehicular ingress and egress point shall be allowed - Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the Capital Region Development Authority	



1104.Special Education Schools

Criteria for Assessment for Special Education Schools		Remarks
1.0 USES		
1.1 Allowable Use	Special Education School as defined by Ministry of Education.	
1.2 Ancillary Use	Office	Such offices related to the institute to be considered by CRDA on a case to case basis
2.0 COVERAGE		
2.1 Maximum Floor Area Ratio (FAR)	Minimum FAR: 0.5 The maximum allowable FAR is evaluated on a case-by-case basis by CRDA.	
3.0 BUILDING		
3.1 Maximum Number of Floors	The maximum allowable floors is as follows: - Ambulatory= 4 storey (maximum) - Non Ambulatory= 2 storey (maximum)	Storey height above 4 can be considered subject to evaluation by CRDA. Lifts to be provided multistoried buildings
4.0 PARKING		
4.1 Minimum Required Parking Stalls	1 Parking Lot per 3 class rooms. - Plus 20 % of standard requirement. - Bus Parking Lots as required by regulations. - Disabled parking as required by regulations.	Ancillary facilities such as assembly hall, canteen, sports and recreational, facilities, etc are also excluded and provisions should be provided as per regulations
4.2 Access	- Only 1 vehicular ingress and egress point shall be allowed - Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the Capital Region Development Authority	

1105.Hospitals and Health Institutes

Criteria for Assessment for Hospitals and Health Institutes		Remarks
1.0 USES		
1.1 Parameters for locating	- Should be located along an arterial road & sub arterial road - Potential location identified in the proposed land use plan.	
1.2 Permitted Uses	- Private medical suites - In-patient facilities - Outpatient facilities - Diagnostic and treatment facilities - Dispensary - Hospital support services - Translational & Clinical Research Facilities - Education facilities - Patient-facing administration facilities	- Minimum of 60% of the total GFA should be utilized for hospital use. The uses within the 60% (minimum) hospital quantum shall include in-patient/outpatient facilities, medical suites, diagnostic and treatment facilities. - Teaching Hospitals should meet the standards set by Ministry of Health and Ministry of Education
1.3 Allowable Uses	- Visitors Hostel - Commercial	10% of GFA or 1500m² can be used for visitors hostel for family members and companions of hospital patients and is allowable only on case to case basis on evaluation by CRDA. 5% of GFA can be used for commercial e.g. retail pharmacy, F&B outlets, shops, banks etc.
1.4 Ancillary Use	- Nurses quarters - General administration facilities - Staff facilities - Child Care Center for Staff - Mechanical and Electrical services	Up to 40% of the GFA
1.5 Minimum Lot Size	- District Hospital, Regional Hospital, Polyclinic: 5 ha - Health Clinics: 0.015-0.02 ha	Health Clinics are to be developed along with the Neighbourhood Centers.



APPENDIX IV

2.0 COVERAGE		
2.1 Maximum Floor Area Ratio (FAR)	Maximum FAR Subject to evaluation by CRDA	
3.0 BUILDING		
3.1 Floor to Floor Height	5m (maximum)	
4.0 PARKING		
4.1 Minimum Required Parking Stalls	- First 500 beds: 1 Parking Lot per 4 beds - Beyond 500 beds: 1 Parking Lot per 5 beds 2 Parking Lots should be allocated for disabled visitor parking. 8 additional parking lots (9m x 3m) to be provided for ambulances for hospitals with Accident and Emergency (A+E) departments. For hospitals without A+E departments, 3 additional parking lots (9m x 3m) should be provided for ambulances.	- Additional spaces should be Provided for Ambulances and other office vehicles. - Ancillary facilities such as assembly hall, canteen, sports and recreational, facilities, etc are also excluded and provisions should be provided as per regulations - Additional spaces should be Provided for delivery vehicles, drop offs and taxi lay-bys as per the Ministry of Health regulations.
4.2 Access	- Only 1 vehicular ingress and egress point shall be allowed - Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the Capital Region Development Authority	



APPENDIX IV



SITE PLAN

Figure A3.2: Typical Hospital layout demonstrating multiple access points and parking



1106.Civic and Community Institutes

Criteria for Assessment of Civic and Community Institutes		Remarks
1.0 USES		
1.1 Prohibited Use	Independent Commercial Offices or Shops	
1.2 Ancillary Use	Office should be ancillary to the function of the institute	Such offices or Commercial related to the institute to be considered by CRDA on a case to case basis
1.3 Minimum Lot Size	- Museums/ Cultural Centre: 1.5 ha - Health Clinic: 0.5 ha - Polyclinic: 5 ha - Community Halls: 0.5 ha - Police Station: 1.0 ha - Fire Station: 1.0 ha - Regional Library: 0.5 ha	- Police stations should be located fronting at least two main roads. - Fire stations site should have a minimum frontage of 50m. - Regulations related to Police and Fire Stations should meet the standards set by the Indian National Police
2.0 COVERAGE		
2.2 Maximum Floor Area Ratio (FAR)	Can range from 0.8 -1.4 dependent on the surrounding density.	
3.0 BUILDING		
3.2 Maximum Number of Floors	Can range 2-4 dependent on the surrounding building heights.	Storey height above 4 can be considered subject to evaluation by CRDA.
4.0 PARKING		
4.1 Minimum Required Parking Stalls	- Museums, Library, Community Centres, Fires Station, Police Station, Health Centres: 1 car per 200 m² of GFA - Theatres/ Cinema: 1 car per 12 seats - Health Clinics Polyclinics: 1car parking spaces for each consulting room. 3 additional parking lots (9m x3m) for ambulances Polyclinics. 2 car parking spaces should be reserved for disabled person.	- Car park requirements for specific facilities shall follow the regulations - Ancillary facilities such as assembly hall, canteen, sports and recreational, facilities, etc are also excluded and provisions should be provided as per regulations.



APPENDIX IV

Criteria for Assessment of Civic and Community Institutes		Remarks
4.2 Access	Only 1 vehicular ingress and egress point shall be allowed. Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the Capital Region Development Authority	

1107. Evaluation for Special Institutional Buildings

Criteria for Assessment for Special Institutional Buildings		Remarks
1.0 Old Age Home:		
A home for the aged is a place where elderly people dwell in and are cared for by trained personnel.		
1.1 Evaluation Criteria	• Site Coverage: ◦ Minimum 35% of the site is to be provided for communal open space meant for the enjoyment of the occupants but excludes car parks and other services areas like septic tank, bin center etc. • Building Height: ◦ The building height is to be evaluated on the merits of each case, taking into consideration its compatibility with the surrounding developments. Homes for the aged that are 3-storey and above should be provided with lifts.	• All areas to be accessible to the disabled
2.0 Disabled Home:		
A home for the disabled is a place where the disabled dwell in and are cared for by trained personnel.		
2.1 Evaluation Criteria	• Site Coverage: ◦ There is no site coverage control for Home for the Disabled. • Building Height: ◦ The building height is to be evaluated on the merits of each case, taking into consideration its compatibility with the surrounding developments. • Intensity: ◦ The allowable GPR is evaluated on a case-by-case basis, taking into consideration surrounding land uses.	• All areas to be accessible to the disabled
3.0 Community Centers:		
Places which providing community facilities and services to the public can be integrated with the Neighborhood Centre		
3.1 Evaluation Criteria	• Use Quantum Control: The maximum allowable commercial use is 20%. • Building Height: The building height is to be evaluated on the merits of each case, taking into consideration its compatibility with the surrounding developments. • Intensity: The GPR for community club / centre sites is 1.4 (minimum). • Community Centres are to be integrated with Neighbourhood Centre Development	

1108. Religious Institutions (RI)

Criteria for Assessment for Religious Institutes		Remarks
1.0 USES		
1.1 Permitted Uses	Minimum 50% of the GFA should be used for praying area	Subject to review by committee constituted by commissioner
1.2 Prohibited Use	No Independent Commercial Offices or Shops	
1.3 Ancillary Use	- Maximum 50% of the GFA can be used for Ancillary uses such as: - Religious classrooms - Priest's room - Caretaker's room - Ancillary related uses - Maximum 10% of total GFA can be used for Ancillary uses such as: - Library - Conference room - Meeting room - Kindergarten - Childcare Center - Maximum 20-40% of total GFA can be used for Ancillary uses such as: - Columbarium	- Such offices or Commercial related to the institute to be considered by CRDA on a case to case basis - Combined area of child care or Kindergarten shall not exceed 300 m² - Amount of GFA allowable for the Columbarium is subject to evaluation by CRDA based on the location and surrounding density & use. - Education Centers with religious institutes should meet the minimum lot size requirement for the education facility as well as the religious facility and is subject to evaluation by the CRDA. It should also follow the regulations set by Ministry of Education.
1.4 Minimum Lot Size	0.5 ha	
2.0 COVERAGE		
2.1 Maximum Floor Area Ratio (FAR)	Can range from 0.8 -1.4 dependent on the surrounding density.	

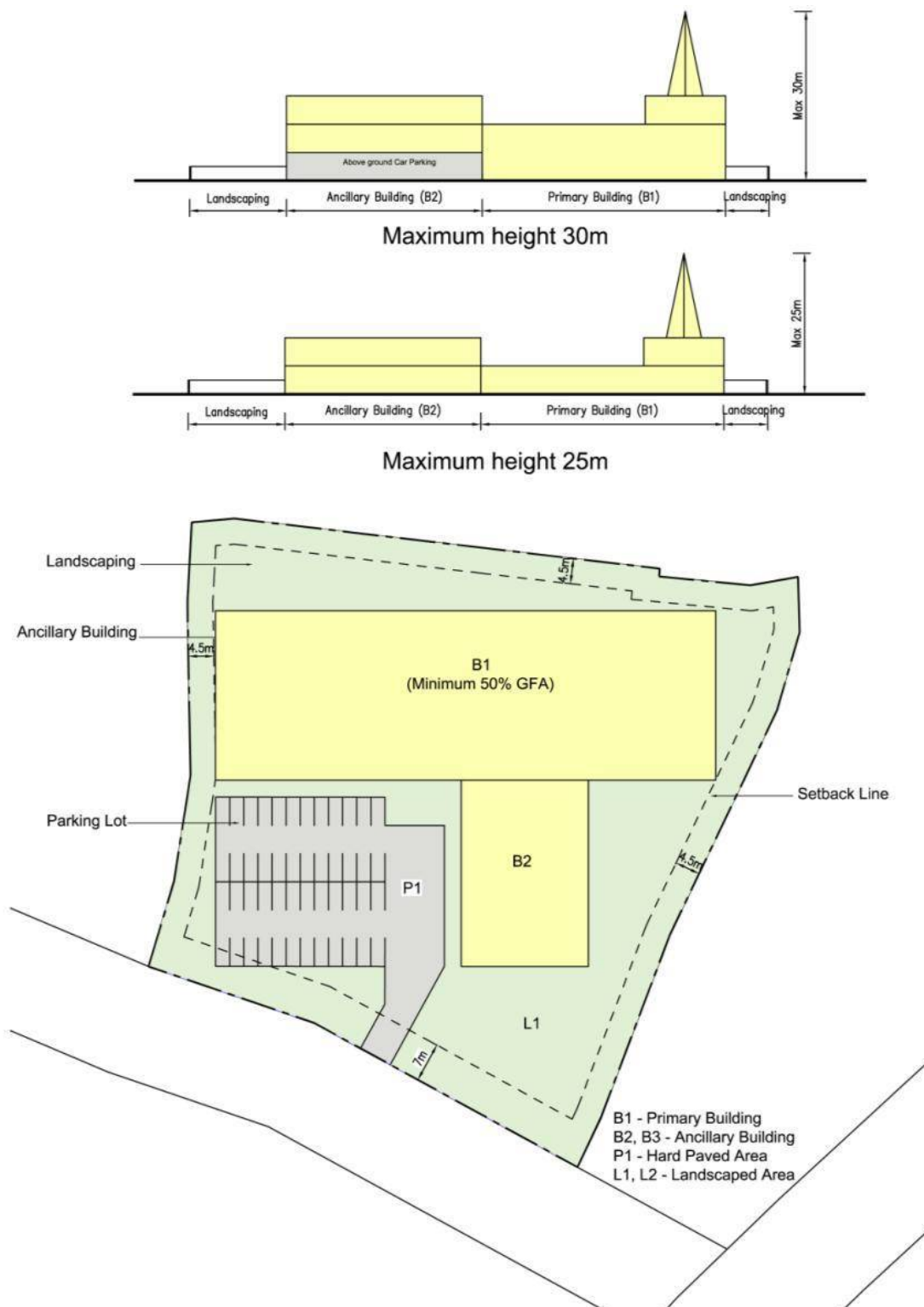


APPENDIX IV

3.0 BUILDING		
3.1 Maximum Number of Floors	- For Religious Institutes (RI) located within R1, R2 & R3 Zones, the development can develop up to 2 or 3 storeys For RIs located within high-density areas, storey height controls for RIs with FAR up to 1.4 will be capped at 4 storeys. For RIs with FAR of more than 1.4, storey height will be capped at 5 storeys, with an allowable height of 25m (including attic), RIs located in high-density areas that provide above-ground car park, can be allowed an additional height allowance of up to 5m (i.e. within envelop control of 30m). This can be considered to facilitate the provision of multi storey car parking within the site. - For RI in industrial areas the storey height is capped at 5 storeys with an allowable height of 25m (including attic), - The maximum height of any religious symbolic structure (e.g. cross, minaret, statue etc.) should not be more than the overall height of the Religious Institute based on the permitted number of storeys inclusive of the additional 5m allowances.	Storey height is subject to evaluation by CRDA on a case-to-case basis, and is subject to detailed localized planning assessment; so that the proposed storey height does not create adverse impact to the surrounding development.
4.0 PARKING		
4.1 Minimum Required Parking Stalls	- Churches: 1 parking lot per 10 seats/persons - Other Religious Institutes: 1 parking lot per 50m² of praying area	- Car park requirements for specific facilities shall follow the regulations - The main prayer hall area is to be taken as the praying area
4.2 Access	- Only 1 vehicular ingress and egress point shall be allowed - Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by Capital Region Development Authority	



APPENDIX IV



SITE PLAN

Figure A3.3: Typical Religious Institution layout and section demonstrating building height



1109.Petrol/Fuel Station

Criteria for Assessment of Petrol Stations		Remarks
1.0 USES		
1.1 Permitted Uses	- Petrol / Fuel Station - Minor vehicle Repair and Servicing - Tire service facilities - Car wash - Retail Outlets	- Maximum allowable quantum for retail is 15% of the approved GFA or 150 m² whichever is lower. - Preparation, processing and cooking of food is not allowed within the site.
1.2 Prohibited Use	- Residential - Commercial Offices - Industrial Uses - Civic Facilities	
1.3 Ancillary Use	Office, store and compressor room associated with the functioning of the petrol station	Maximum allowable quantum for ancillary uses is 10% of the approved GFA.
1.4 Minimum Lot Size	400 sqm	Minimum frontage 30 m
2.0 COVERAGE		
2.1 Maximum Building Coverage	50% of the Site Area	
2.2 Minimum Landscaping Coverage	10% of Site Area	
2.2 Maximum Floor Area Ratio (FAR)	Maximum FAR of 0.5	
3.0 BUILDING		
3.1 Maximum Number of Floors	Single Storey	

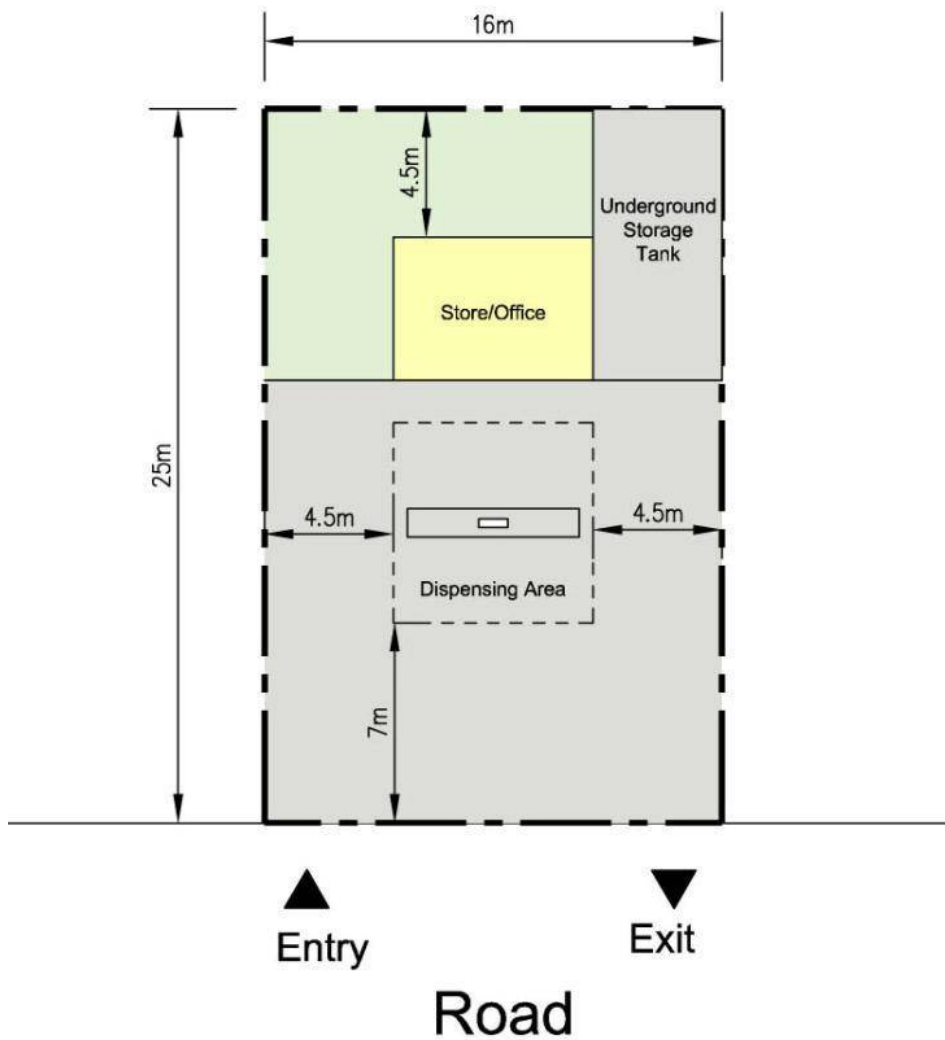


Figure A3.4: Typical Petrol Pump Layout



1110. Golf Course

Criteria for Assessment for Golf Course		Remarks
These regulations are intended to be used for Golf Course		- Approval is subject to technical requirements of Department of Infrastructure - EIA to be taken into account for Golf Courses close to water catchment areas.
1.0 USES		
1.1 Permitted Uses	Golf Course	
1.2 Prohibited Use	- Industrial Uses - Infrastructure - Civic Facilities	
1.3 Ancillary Use	- Chalet/guest house facility/hotel room - Commercial Uses such as: - Restaurant - Bar & lounge - Refreshment area - Canteen - Kitchen - Dining area - Saloon - Golf equipment/Pro shop	- The allowable quantum for Chalet/guest house facility/hotel room should not be more than 30% of the allowable GFA or 10,000m² whichever is lower. - Commercial GFA for ancillary uses should not be more than 30% of the allowable GFA or 4,000m², whichever is lower. - Commercial uses not listed above may be considered on a case-by-case basis
2.0 COVERAGE		
2.1 Maximum Floor Area Ratio (FAR)	Subject to Evaluation by CRDA	



CHAPTER XII
APPENDIX V

1201 METHOD OF CALCULATING BUILDING COVERAGE

Building Coverage = Building foot print of the principle building + Building foot prints of the ancillary building / Total lot area

Building Coverage = B1 + B2 + B3 / Total lot area

Where B1 is the primary building;

B2 and B3 are the ancillary buildings.

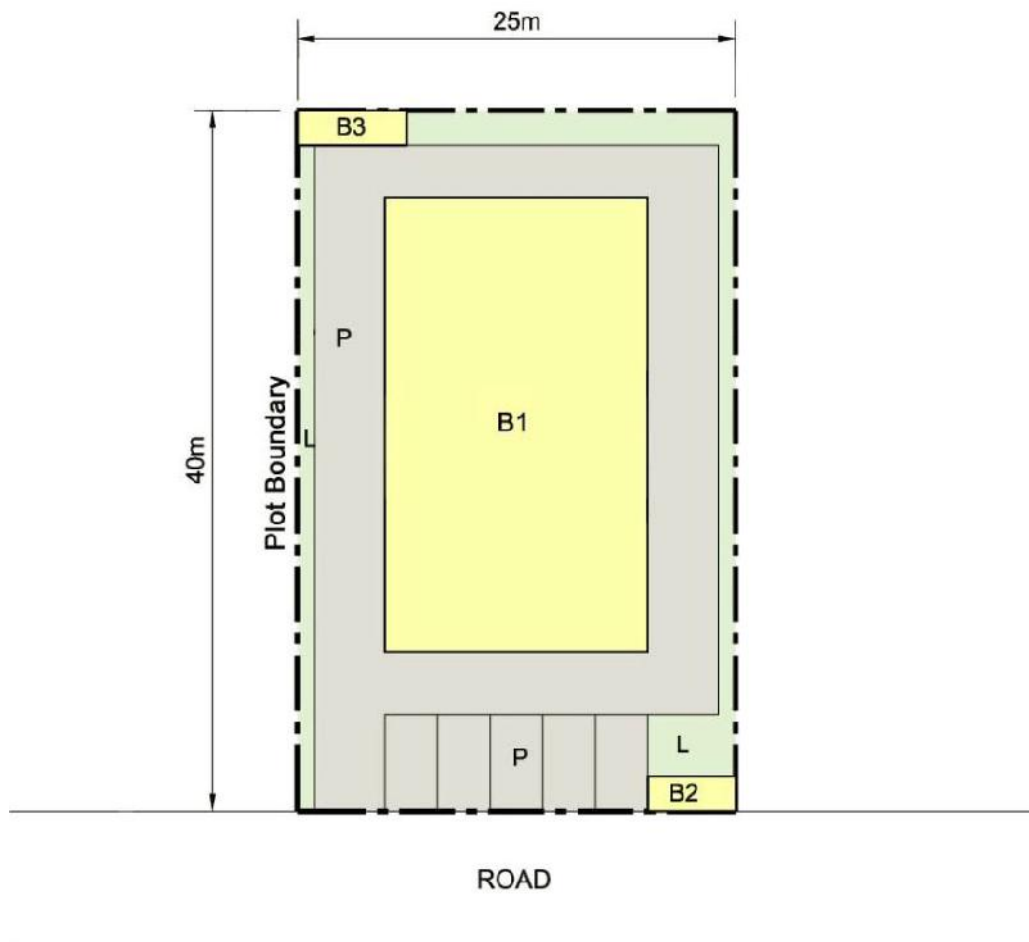


Figure 2: Building coverage



1202 METHOD OF CALCULATING LANDSCAPE COVERAGE

Foot prints of the ancillary building - Hard paved areas / Total lot area

Landscape Coverage = Total site area - B1 - B2 - B3 - P / Total lot area

Where B1 is the primary building;

B2 and B3 are the ancillary buildings;

P is the hard paved areas.

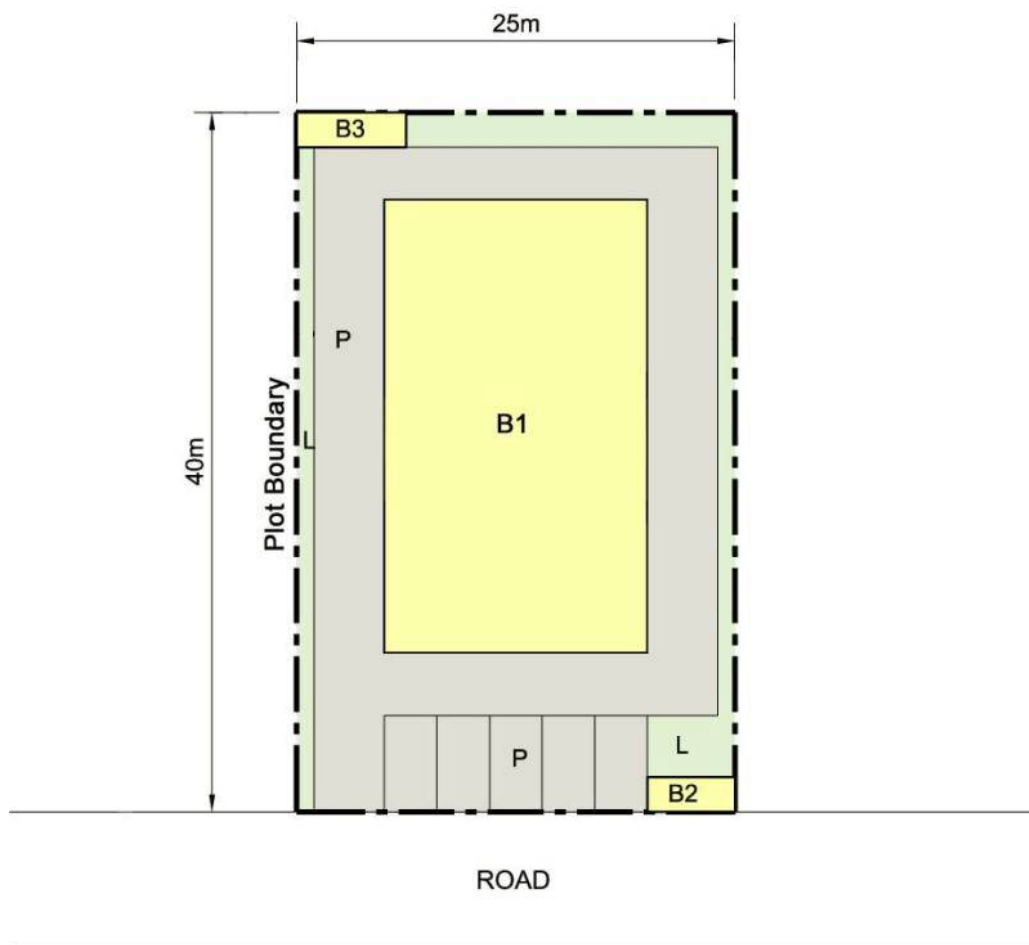


Figure 3: Landscape coverage



1203 METHOD OF CALCULATING LOT COVERAGE

Lot Coverage = Building foot print of the principle building + Building foot prints of the ancillary building + Hard paved areas + Circulation areas / Total lot area

Lot Coverage = B1 + B2 + B3 + P / Total lot area

Where B1 is the primary building;

B2 and B3 are the ancillary buildings;

P is the hard paved area.

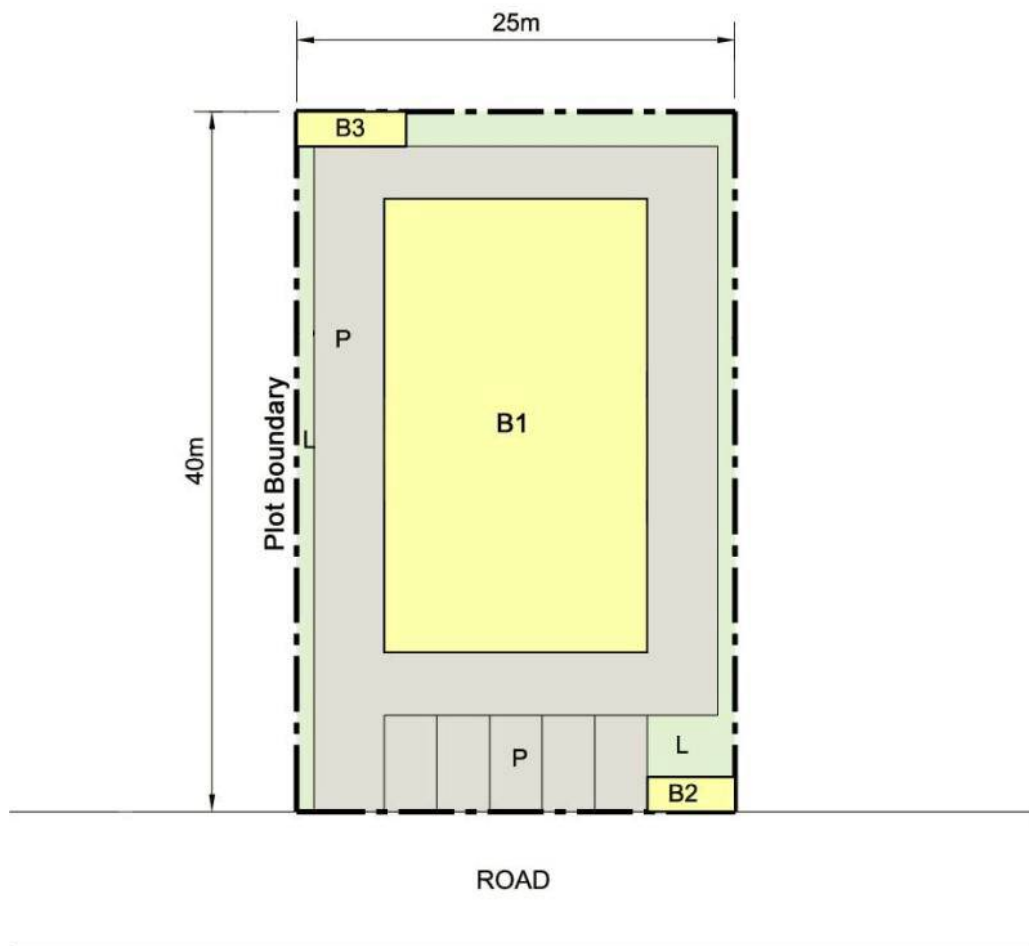


Figure 4: Lot coverage



1204 BASEMENT SETBACK ILLUSTRATION

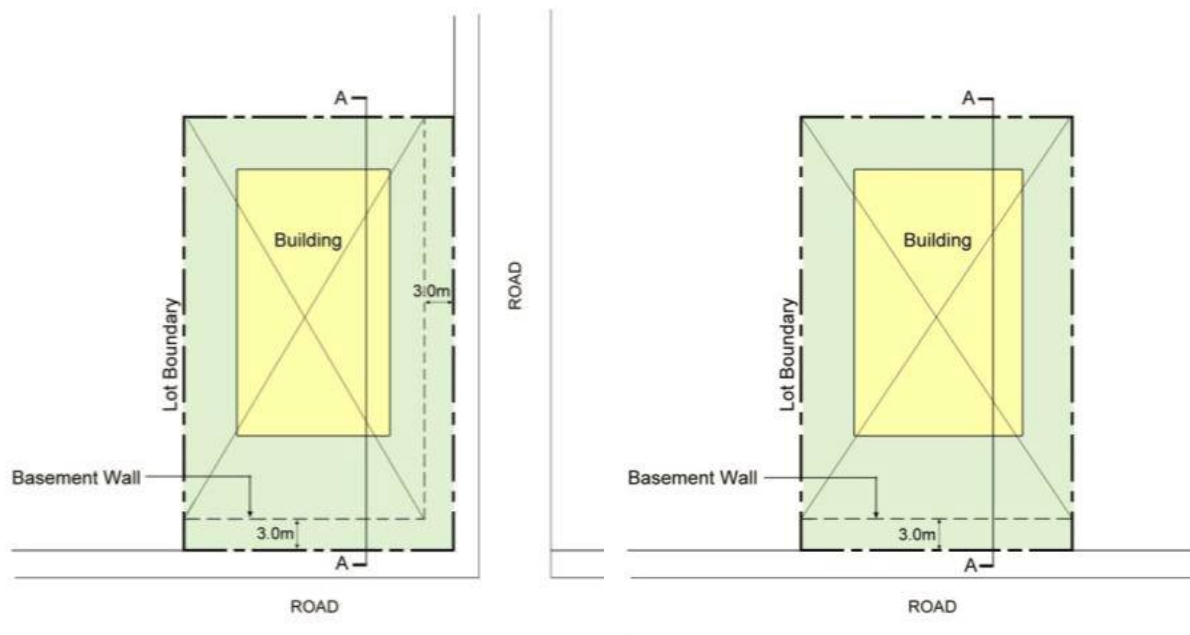


Figure 5: Basement setbacks

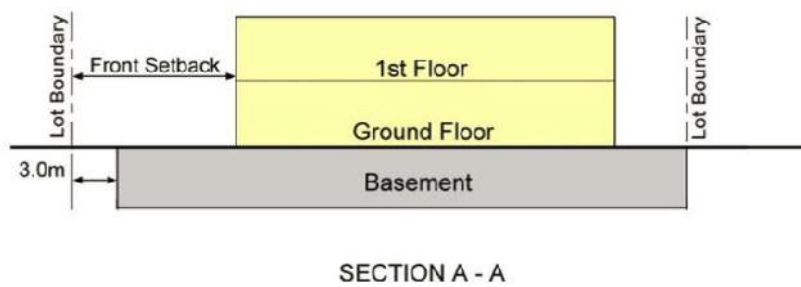


Figure 6: Basement setbacks



1205 SCREENING FOR MECHANICAL AND ELECTRICAL EQUIPMENTS

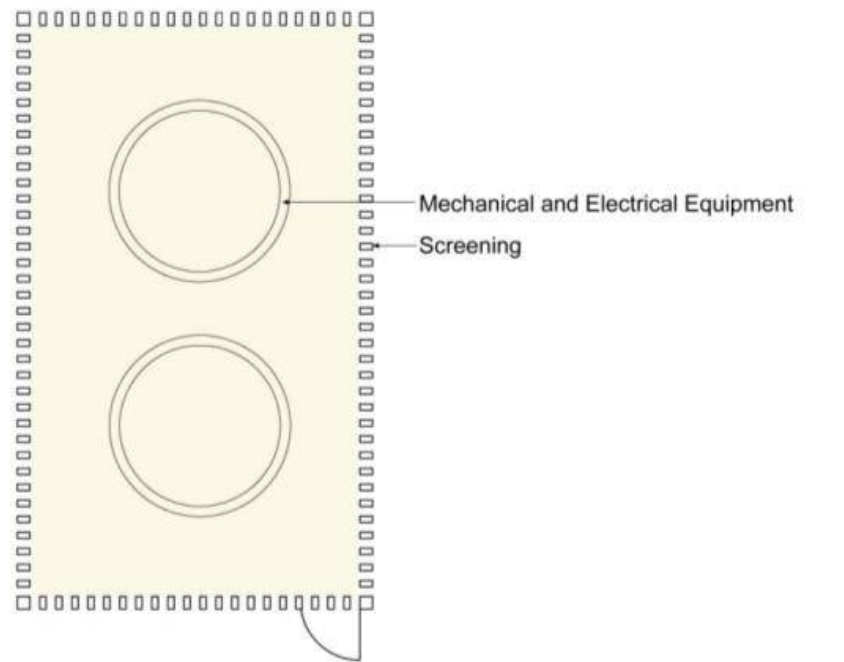


Figure 7: Screening for Mechanical and Electrical equipment plan



Figure 8: Illustration of Light Industrial (I1) - Flatted factory



1206 CAR PARKING DIMENSIONS

1206.1 General Provisions:

- Minimum width of driveway (travel isle) for two way 90 degree parking shall be at least 7 m.
- Minimum width of driveway (travel isle) for two way parallel parking shall be at least 7 m.
- Minimum width of driveway (travel isle) for 90 degree or one way parallel parking shall be at least 4.5 m.
- The maximum slope of any driveway or ramp shall not exceed 12.5% or 1 in 8.

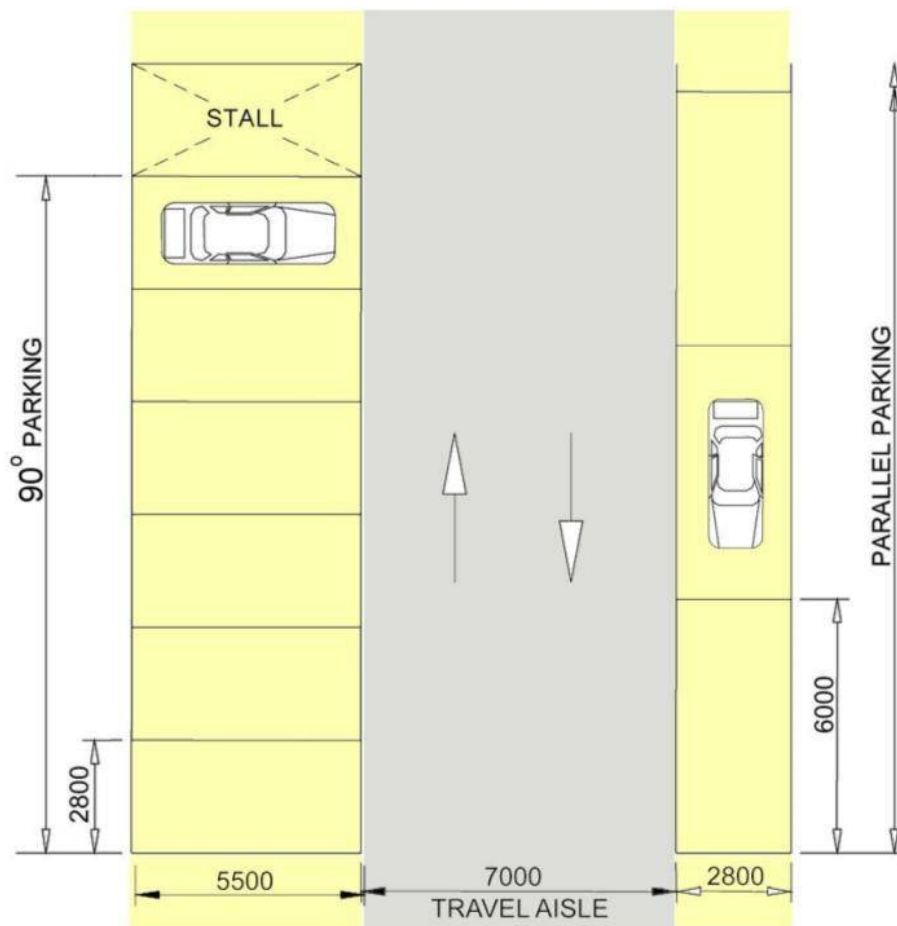


Figure 9: Car parking stall dimensions



Appendix V

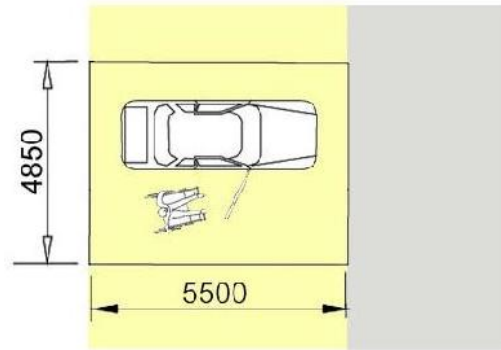


Figure 10: Car parking stall dimensions for the disabled



1207 FENCING

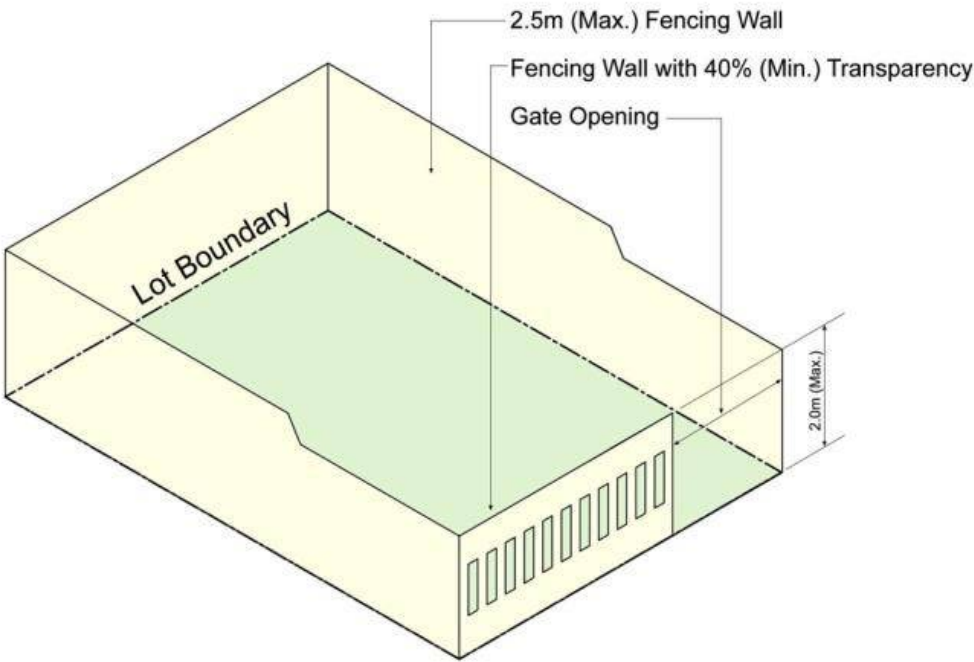


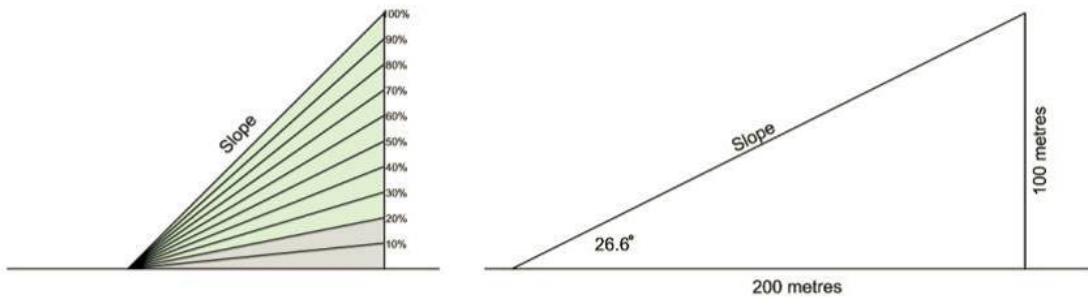
Figure 11: Fencing boundary



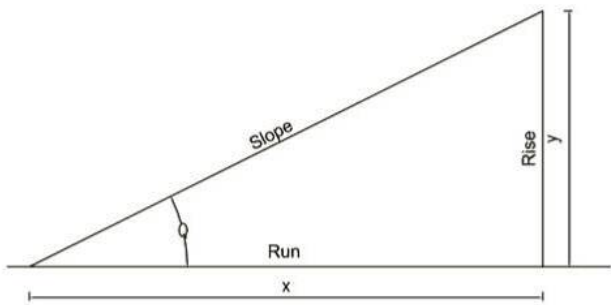
1208 SLOPES

Steep Slopes are lands along the hillsides or natural terrain that have a slope angle of 20% or greater for a minimum horizontal distance of 10 metres. All properties with a 15% or greater portion of the parent property having sloped land of 20% or greater are identified in the Slope Overlay Plan. Properties with slope less than 20% for a minimum horizontal distance of 10m are not considered a steep slope for this guideline. Properties identified in the Overlay Plan are required to fulfill the guidelines set for the sloped areas.

The illustration in Figure A2.13 describes the measurement of slopes. Slopes can be defined in percentage, ratio or degrees. The figure explains the measurement of a slope and gives a quick means of estimating equivalencies between degrees, ratios and percentage. Note that it is possible to have a slope greater than 100% or 45° (1:1).



Slope	Ratio		5:1	3:1	2:1	1.5:1	1:1	>1:1
	Percent	0	20	33	50	67	100	>100
	Degrees	0	11	18	26	34	45	>45 to 90



$$\text{Slope Ratio} = \frac{\text{Rise}}{\text{Run}} = \frac{y}{x}$$

$$\text{Slope Percentage} = \frac{y}{x} \times 100$$

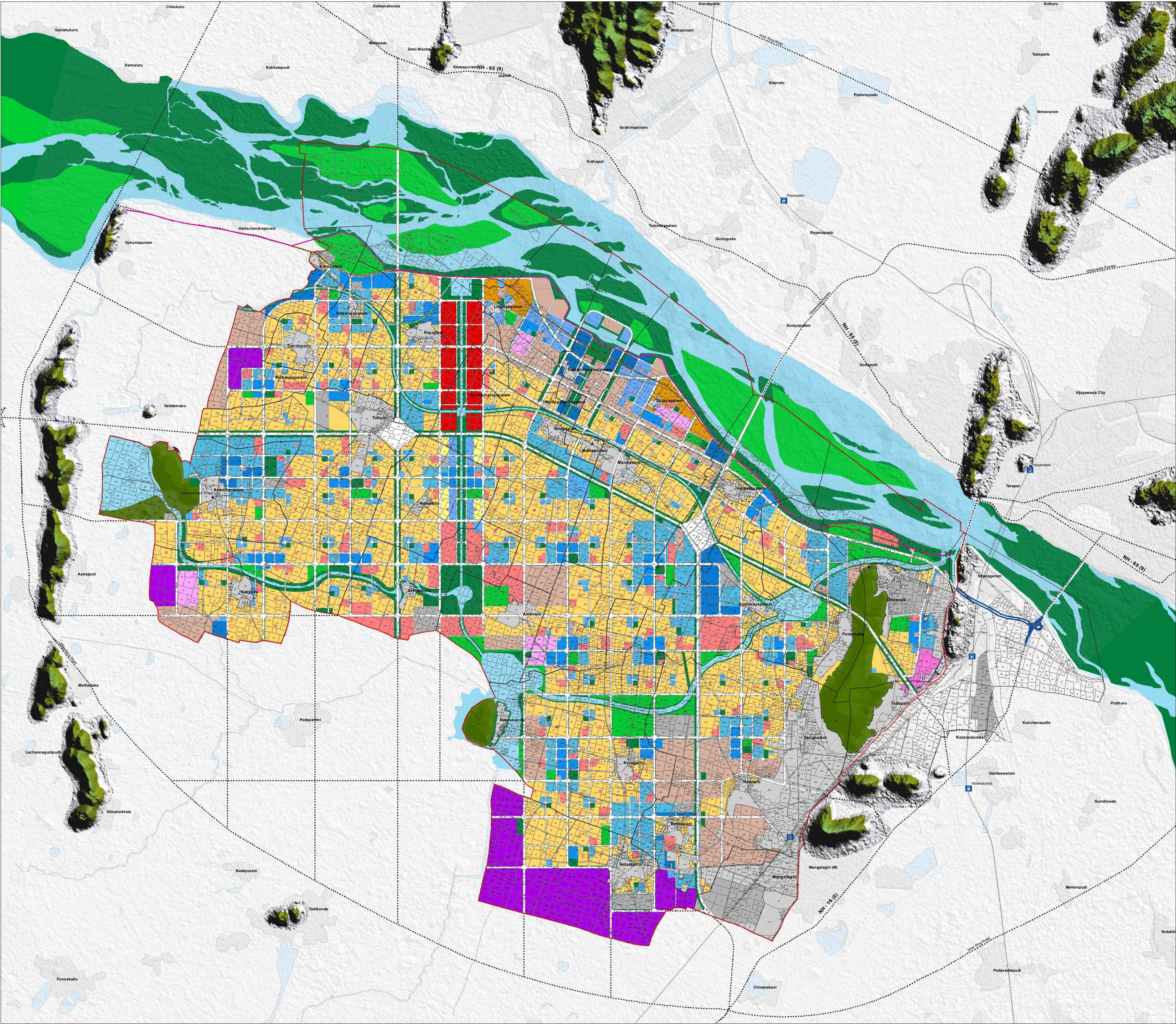
$$\text{Slope Angle}(Q) = \tan^{-1}\left(\frac{y}{x}\right)$$



Appendix VI

CHAPTER XIII APPENDIX VI

DETAILED MASTERPLAN OF CAPITAL CITY - AMARAVATI



Legend

- Existing Railway Stations
- Capital City Planning Boundary
- Village Administrative Boundaries
- Survey Parcels
- Land mark
- Existing Railway line
- DownTown Road Alignment
- Proposed Bund Alignment
- Existing Bund Road
- Road Network Outside Planning Boundary

Residential

- R1-Village planning zone
- R2-Low density zone
- R3-Medium to high density zone
- R4-High density zone

Commercial

- C1 -Mixed use zone
- C2- General commercial zone
- C3-Neighbourhood centre zone
- C4-Town centre zone
- C5-Regional centre zone
- C6-Central business district zone

Industrial

- I1-Business park zone
- I2-Logistics zone
- I3-Non polluting industry zone

Open Space and Recreation

- P1-Passive zone
- P2-Active zone
- P3-Protected zone
- P3-Protected zone

Institutional Facilities

- S1-Government zone
- S2-Education zone
- S3-Special zone

Infrastructure Reserve

- U1-Reserve zone
- U2- Road reserve zone

Note:

- R1 includes all the notified water bodies and they will continue to exist.
- The Cadastral boundaries and numbers shall be read with revenue records.
- Draft Detailed Master Plan of Capital city-Amaravati prepared by M/s Surbana Jurong Consultants Pte Ltd, Singapore

KEY MAP :

TITLE : **Detailed Master Plan of Capital city-Amaravati**

SCALE: 1:30,000

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