

Planning Norms for Affordable Colony Policy

A. Plotted Development

- a) Minimum area of residential Colony -5 acres
- b) Plot sizes in such colonies shall be minimum 40 sq.m and maximum up to 105 sq.m.
- c) The promoter shall reserve 5% gross area of colony for providing EWS Plots of size upto 90 sq.m.
- d) Clubbing of plots shall not be permissible.
- e) Density permitted: Maximum up to 450 persons per acre
- f) Occupancy norm for density calculation shall be 15 persons per plot
- g) Minimum Approach Road shall be as per table is given below:

Description	Type of Project	Minimum width of Right of Way	Minimum width of carriageway
Minimum Width of approach road to colony	Upto 10 Acres	45'-0" (minimum 22'-0 road widen up 45'-0")	18'-0
	Above 10 Acres upto 50 Acres	60'-0" (minimum 22'-0 road widen up 60'-0")	33'-0"
	Above 50 Acres	80'-0" (minimum 22'-0 road widen up 80'-0")	44'-0"
Minimum Width of Road Within Colony	Residential Plots	30'-0"	22'-0"
	Group Housing Plot	45'-0"	22'-0"

- h) Maximum 65% saleable area shall be allowed.
- i) Minimum Area under organized Open Space: 5% of the gross area.
- j) The commercial component in the colony may be given up to 5% of the gross area.
- k) Front boundary wall of the residential plots shall be optional for providing easy access for parking in front set back within the plot area.
- l) Maximum Floor Area Ratio, Maximum Ground Coverage, Maximum Height of the Building, Setback around building, Minimum Parking requirement and other building controls shall be applicable as per the prevailing Building Rules.
- m) Independent Floor shall be permissible as per the prevailing Building Rules.

B. Flatted Development

- i) **Planning Parameters:** The planning parameters for the projects allowed under this policy shall be as below:

- a) The Maximum FAR allowed shall be as per table given below:

Minimum Approach road	Permissible FAR
45'-0"	1:2.0
60'-0"	1:2.5
80'-0"	1:3.0
Note: F.A.R beyond 1:2.0 shall be purchasable on pro-rata basis	

- b) Minimum Approach Road: 45'-0".
- c) Minimum access road to building block shall be 20'-0" within the project area.
- d) Maximum permissible Ground Coverage: 40%.
- e) Minimum Area under organized Open Space: 20% of the site area with minimum width of 15m.
- f) The maximum permissible height: No restriction subject to fulfilment of the ground coverage, F.A.R, setback around building, parking, fire safety, structural safety and clearance from Airport Authority of India.
- g) The minimum area of a dwelling unit shall be 30 sq.m and maximum up to 75 sq.m.
- h) 10 % of the area under residential flats shall be earmarked for EWS (flat size of EWS shall be 30 sq.m to 60 sq.m).
- i) Density permitted: Maximum up to 750 persons per acre.
- j) Occupancy norm for density calculation shall be 5 persons per flat.
- k) The commercial component in the colony shall be given upto 0.2% of the total FAR area.

C. Mix of Plotted and Flatted Development

- l) Planning parameters which have been stated above shall be adhered to and the promoter shall have the liberty to bifurcate the land for plotted as well as flatted development subject to the fulfilment of the development norms and density. The density of plotted component shall not exceed 450 ppa and 750 ppa for Flatted component

d) Parking Norms:

The parking space shall be provided as table given below:

Dwelling Unit (D/U) Size upto 50sq.m	0.5 ECS per D/U
Dwelling Unit (D/U) Size above 50sq.m	1.0 ECS per D/U