

WORKING DRAFT

on

**SPECIAL REQUIREMENTS FOR DEVELOPMENT
PLANNING IN HILLY AREAS**

FOREWORD

(Formal clauses will be added later)

Draft Indian Standard for
SPECIAL REQUIREMENTS FOR DEVELOPMENT
PLANNING IN HILLY AREAS

1 SCOPE

2 REFERENCES

3 TERMINOLOGY

For the purpose of this Part, the following definitions shall apply.

3.1 Access – A clear approach to a plot or a building.

3.2 Building – Any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof, whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, *Verandah*, balcony, cornice or projection, part of a building or anything affixed thereto or any wall enclosing or intended to enclose any land or space and signs and outdoor display structures. Tents, *Shamianahs*, tarpaulin shelters, etc, erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building.

3.3 Development – ‘Development’ with grammatical variations means the carrying out of building, engineering, mining or other operations, in, or over, or under land or water, on the making of any material change, in any building or land, or in the use of any building, land, and includes redevelopment and layout and subdivision of any land; and 'to develop' shall be construed accordingly.

3.4 Floor – The lower surface in a storey on which one normally walks in a building. The general term ‘floor’ unless specifically mentioned otherwise shall not refer to a 'mezzanine floor'.

3.5 Owner – Person or body having a legal interest in land and/or building thereon. This includes free holders, leaseholders or those holding a sublease which both bestows a legal right to occupation and gives rise to liabilities in respect of safety or building condition.

In case of lease or sublease holders, as far as ownership with respect to the structure is concerned, the structure of a flat or structure on a plot belongs to the allottee/lessee till the allotment/lease subsists.

3.6 Parking Space – An area enclosed or unenclosed, covered or open, sufficient in size to park vehicles, together with a drive-way connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.

3.7 Street – Any means of access, namely, highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square, place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, footpaths, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.

4 OFF-STREET PARKING SPACES

4.1 The off-street parking (on-site parking) spaces in a plot to be provided shall be in accordance with Annex A. The spaces given in Annex A shall be considered by the Authority in conjunction with the Development Rules, in force, if any.

4.2 The spaces to be left out for off-street parking as given in **10.3** to **10.6** shall be in addition to the open spaces left out for lighting and ventilation purposes as given in **20**.

4.2.1 Further 50 percent of the open spaces required around buildings under **8** may be allowed to be utilized for parking or loading or unloading spaces, provided a minimum distance of 3.6 m around the building is kept free from any parking, loading or unloading spaces subject to the provisions of Part 4 'Fire and Life Safety' of the Code.

4.3 Each off-street parking space provided for vehicles shall be as follows :

- a) For car, the minimum parking space to be 3 m x 6 m when individual parking space is required and 2.75 m x 5 m when common parking space is required.
- b) Space for scooter/two wheeler and bicycle to be not less than 1.25 m² and 1.00 m², respectively.
- c) Area for each equivalent car space inclusive of circulation area is 23 m² for open parking, 28 m² for ground floor covered parking and 32 m² for basement.

4.4 For buildings of different occupancies, off-street parking space for vehicles shall be provided as stipulated below :

- a) *Motor vehicles* – Space shall be provided as specified in Annex A for parking motor vehicles (cars).
- b) *Other types of vehicles* – For non-residential building, in addition to the parking areas provided in (a) above, 25 to 50 percent additional parking space shall be provided for parking other types of vehicles and the additional spaces required for other vehicles shall be as decided by the Authority, keeping in view the nature of traffic generated in the city.
For residential occupancy, space for motorcycle/scooter/cycle/two-wheeler shall be provided at the rate of one for each tenement.

4.5 Off-street parking space shall be provided with adequate vehicular access to a street; and the area of drives, aisles and such other provisions required for adequate manoeuvring of vehicle shall be exclusive of the parking space stipulated in these provisions.

4.6 If the total parking space required by these provisions is provided by a group of property owners for their mutual benefits, such use of this space may be construed as meeting the off-street parking requirements under these provisions, subject to the approval of the Authority.

4.7 In buildings of mercantile (commercial), industrial and storage type, in addition to the parking spaces provided, a space at the rate of 3.5 m x 7.5 m, shall be provided for loading and unloading activities, for each 1 000 m² of floor area or fraction thereof.

4.8 Parking spaces shall be paved and clearly marked for different types of vehicles.

4.9 Apart from parking at ground level, provision of underground or multi-storeyed parking or podium parking may be permitted. The parking of vehicles at different level may also be mechanized. In the case of parking spaces provided in basement(s), at least two ramps of width and slope as per **4.6.1.3** shall be provided, located preferably at opposite ends. In case of underground/multi-storeyed parking, special measures with regard to fire safety shall be taken (see Part 4 'Fire and Life Safety' of the Code).

4.10 Designated accessible parking spaces shall be provided in accordance with **B-3** for the occupancies specified in **13**.

The off-street parking spaces shall be as given in Following Tables :

Table 1 Norms for Off-Street Parking Spaces – Residential Areas
(Clause A-1)

SI No.	Occupancy	One Car Parking Space for Every				
		Population less than 50 000	Population Between 50 000 and 200 000	Population Between 200 000 and 1 000 000	Population Between 1 000 000 and 5 000 000	Population above 5 000 000
(1)	(2)	(3)	(4)	(5)	(6)	(7)
i)	Residential a) Multi-family b) Lodging establishments, tourist homes and hotels, with lodging accommodation	- 12 guest rooms	- 8 guest rooms	a) 2 tenements having built-up area 101 to 200 m ² b) 1 tenement of built-up area above 200 m ² 4 guest rooms	1 tenement of 100 m ² built-up area 3 guest rooms	a) 1 tenement of 75 m ² built-up area b) ½ tenement of built-up area above 75 m ² 2 guest rooms

Table 2 Norms for Off-Street Parking Spaces – Educational Institutions
(Clause A-1)

SI No.	Occupancy	One Car Parking Space for Every				
		Population less than 50 000	Population Between 50 000 and 200 000	Population Between 200 000 and 1 000 000	Population Between 1 000 000 and 5 000 000	Population above 5 000 000
(1)	(2)	(3)	(4)	(5)	(6)	(7)
i)	Educational (see Note 1)	-	-	70 m ² area or fraction thereof of the administrative office area and public service areas	50 m ² area or fraction thereof of the administrative office area and public service areas	35 m ² area or fraction thereof of the administrative office area and public service areas

Table 3 Norms for Off-Street Parking Spaces –
(Clause A-1)

SI No.	Occupancy	One Car Parking Space for Every				
		Population less than 50 000	Population Between 50 000 and 200 000	Population Between 200 000 and 1 000 000	Population Between 1 000 000 and 5 000 000	Population above 5 000 000
(1)	(2)	(3)	(4)	(5)	(6)	(7)
i)	Institutional (Medical)	20 beds (Private) 30 beds (Public)	15 beds (Private) 25 beds (Public)	10 beds (Private) 15 beds (Public)	5 beds (Private) 10 beds (Public)	2 beds (Private) 5 beds (Public)

Table 4 Norms for Off-Street Parking Spaces
(Clause A-1)

SI No.	Occupancy	One Car Parking Space for Every				
		Population less than 50 000	Population Between 50 000 and 200 000	Population Between 200 000 and 1 000 000	Population Between 1 000 000 and 5 000 000	Population above 5 000 000
(1)	(2)	(3)	(4)	(5)	(6)	(7)
i)	a) Assembly halls, cinema theatres	120 seats	80 seats	25 seats	15 seats	10 seats
	b) Restaurants	60 seats	40 seats	20 seats	10 seats	5 seats
	a) Marriage halls, community halls	600 m ² plot area	400 m ² plot area	200 m ² plot area	50 m ² plot area	25 m ² plot area
	b) Stadia and exhibition centre	-	-	50 seats	30 seats	20 seats
	c) Sport complex (without stadium), parks and multipurpose open spaces	-	-	1 000 m ² plot area	500 m ² plot area	250 m ² plot area

Table 5 Norms for Off-Street Parking Spaces
(Clause A-1)

SI No.	Occupancy	One Car Parking Space for Every				
		Population less than 50 000	Population Between 50 000 and 200 000	Population Between 200 000 and 1 000 000	Population Between 1 000 000 and 5 000 000	Population above 5 000 000
(1)	(2)	(3)	(4)	(5)	(6)	(7)
i)	a) Business offices and firms for private business Public or semi-public offices	300 m ² area or fraction thereof 500 m ² area or fraction thereof	200 m ² area or fraction thereof 300 m ² area or fraction thereof	100 m ² area or fraction thereof 200 m ² area or fraction thereof	50 m ² area or fraction thereof 100 m ² area or fraction thereof	25 m ² area or fraction thereof 50 m ² area or fraction thereof

Table 6 Norms for Off-Street Parking Spaces
(Clause A-1)

SI No.	Occupancy	One Car Parking Space for Every				
		Population less than 50 000	Population Between 50 000 and 200 000	Population Between 200 000 and 1 000 000	Population Between 1 000 000 and 5 000 000	Population above 5 000 000
(1)	(2)	(3)	(4)	(5)	(6)	(7)
i)	Mercantile (see Note 2)	300 m ² area or fraction thereof	200 m ² area or fraction thereof	100 m ² area or fraction thereof	50 m ² area or fraction thereof	25 m ² area or fraction thereof

Table 7 Norms for Off-Street Parking Spaces
(Clause A-1)

SI No.	Occupancy	One Car Parking Space for Every				
		Population less than 50 000	Population Between 50 000 and 200 000	Population Between 200 000 and 1 000 000	Population Between 1 000 000 and 5 000 000	Population above 5 000 000
(1)	(2)	(3)	(4)	(5)	(6)	(7)
i)	Industrial	400 m ² area or fraction thereof	300 m ² area or fraction thereof	200 m ² area or fraction thereof	100 m ² area or fraction thereof	50 m ² area or fraction thereof

Table 8 Norms for Off-Street Parking Spaces
(Clause A-1)

SI No.	Occupancy	One Car Parking Space for Every				
		Population less than 50 000	Population Between 50 000 and 200 000	Population Between 200 000 and 1 000 000	Population Between 1 000 000 and 5 000 000	Population above 5 000 000
(1)	(2)	(3)	(4)	(5)	(6)	(7)
i)	Storage	-	-	500 m ² floor area or part thereof	250 m ² area or fraction thereof	125 m ² area or fraction thereof

NOTES

- 1 In the case of auditoria for educational buildings, parking space shall be provided as per SI No. (iv).
- 2 For plots up to 50 m², as in the case of shops, parking spaces need not be insisted upon.
- 3 For other institutions, transport/communication centre, parking space requirement shall be assessed based on the proposed building.
- 4 In case of permitted mixed residential-commercial or mixed residential-industrial areas the parking requirements shall be double the number for residential use.
- 5 The requirements specified in this Table shall not be applicable for buildings meant for parking alone, including the multi-level car parking buildings which shall be as decided by the Authority.
- 6 Designated accessible parking spaces shall be provided in accordance with **B-3** for the occupancies specified in **13**.

Table 8

SI No.	Occupancy	One Car Parking Space for Every				
		Population less than 50 000	Population Between 50 000 and 200 000	Population Between 200 000 and 1 000 000	Population Between 1 000 000 and 5 000 000	Population above 5 000 000
(1)	(2)	(3)	(4)	(5)	(6)	(7)
i)	Residential					
	a) Multi-family	-	-	a) 2 tenements having built-up area 101 to 200 m ² b) 1 tenement of built-up area above 200 m ²	1 tenement of 100 m ² built-up area	a) 1 tenement of 75 m ² built-up area b) ½ tenement of built-up area above 75 m ²
	b) Lodging establishments, tourist homes and hotels, with lodging	12 guest rooms	8 guest rooms	4 guest rooms	3 guest rooms	2 guest rooms

	accommodation					
ii)	Educational (see Note 1)	-	-	70 m ² area or fraction thereof of the administrative office area and public service areas	50 m ² area or fraction thereof of the administrative office area and public service areas	35 m ² area or fraction thereof of the administrative office area and public service areas
iii)	Institutional (Medical)	20 beds (Private) 30 beds (Public)	15 beds (Private) 25 beds (Public)	10 beds (Private) 15 beds (Public)	5 beds (Private) 10 beds (Public)	2 beds (Private) 5 beds (Public)
iv)	a) Assembly halls, cinema theatres b) Restaurants d) Marriage halls, community halls e) Stadia and exhibition centre f) Sport complex (without stadium), parks and multipurpose open spaces	120 seats 60 seats 600 m ² plot area 240 seats - -	80 seats 40 seats 400 m ² plot area 160 seats - -	25 seats 20 seats 200 m ² plot area 50 seats 1 000 m ² plot area	15 seats 10 seats 50 m ² plot area 30 seats 500 m ² plot area	10 seats 5 seats 25 m ² plot area 20 seats 250 m ² plot area
v)	a) Business offices and firms for private business b) Public or semi-public offices	300 m ² area or fraction thereof 500 m ² area or fraction thereof	200 m ² area or fraction thereof 300 m ² area or fraction thereof	100 m ² area or fraction thereof 200 m ² area or fraction thereof	50 m ² area or fraction thereof 100 m ² area or fraction thereof	25 m ² area or fraction thereof 50 m ² area or fraction thereof
vi)	Mercantile (see Note 2)	300 m ² area or fraction thereof	200 m ² area or fraction thereof	100 m ² area or fraction thereof	50 m ² area or fraction thereof	25 m ² area or fraction thereof
vii)	Industrial	400 m ² area or fraction thereof	300 m ² area or fraction thereof	200 m ² area or fraction thereof	100 m ² area or fraction thereof	50 m ² area or fraction thereof
viii)	Storage	-	-	500 m ² floor area or part thereof	250 m ² area or fraction thereof	125 m ² area or fraction thereof

NOTES

- 7** In the case of auditoria for educational buildings, parking space shall be provided as per SI No. (iv).
- 8** For plots up to 50 m², as in the case of shops, parking spaces need not be insisted upon.
- 9** For other institutions, transport/communication centre, parking space requirement shall be assessed based on the proposed building.
- 10** In case of permitted mixed residential-commercial or mixed residential-industrial areas the parking requirements shall be double the number for residential use.
- 11** The requirements specified in this Table shall not be applicable for buildings meant for parking alone, including the multi-level car parking buildings which shall be as decided by the Authority.
- 12** Designated accessible parking spaces shall be provided in accordance with **B-3** for the occupancies specified in **13**.