

			** As land is a constraint, the endeavour should be to optimally utilize the land for creating multipurpose facilities in residential and PSP plots.  Night shelter should also be made in existing buildings and in new proposed constructions within the Railway Terminals, Bus Terminals, Wholesale/Retail markets, Freight Complexes, Police Stations etc. by the agencies concerned such as Railways, Health, Industry, DTC, Police, etc., wherever available, with suitable modifications into night shelters as well as by adopting innovative concepts such as integrated complex with commercial space on the ground floor and night shelter on the first floor.																					
8	Para 4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES A. Residential Plot- Plotted Housing - Terms and Conditions:		(iii)	Height: <u>Maximum height of the building shall be 15m in plots without stilt parking and 17.5m in plots with stilt parking. Such residential building shall not be considered as high rise building. For purpose of fire and life safety requirements, clearance of Fire Department will be obtained by the individual plot owner.</u>																				
9			(xx)	Amalgamation of the two plots upto 64 sq.m maximum will be permitted with following conditions: <ul style="list-style-type: none"><li>Local Body will simultaneously modify the Layout Plan.</li><li>The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size.</li><li><u>The maximum FAR permissible shall not be less than the permissible in case of two individual plots.</u></li></ul>																				
10	Para 4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES B. Residential Plot- Group Housing		(i)	The upper limit of density be taken as 200 DUs/hect. (900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. The density for Slum & JJ clusters (In-situ up-gradation/Rehabilitation/Redevelopment of Slum & JJ Clusters, Resettlement Colonies) and EWS Public Housing Schemes be <u>maximum 900 DUs/ha.</u>																				
11			(ii)	Plots for group housing should be located on roads facing a minimum width of 18 m ROW (7.5m ROW for Redevelopment Areas/Rehabilitation area/Special Area/Village (Lal Dora/Firni)/Extended Lal Dora).																				
12			(x)	In case of Redevelopment Areas/Rehabilitation area/Special Area/Village (Lal Dora/Firni)/Extended Lal Dora, the minimum size of plot for Group Housing shall be 1670 sqm. (2000 sq.yds.) on roads having a minimum width of 7.5m ROW subject to meeting parking requirements within the plot and NOC from the Traffic Police Deptt. and the Fire Deptt. of GNCTD. Such plots shall be incorporated as group housing plots in the Development/Layout Plans of these areas to be prepared, subsequently, if such, plans are not already approved.																				
CHAPTER 6.0-WHOLESALE TRADE																								
13	Table 6.2: Development Controls - Wholesale Trade		<table><tr><th rowspan="2">Use/Use Premises</th><th colspan="3">Maximum</th><th rowspan="2">Parking Standard ECS/100 sq.m. of floor area</th><th rowspan="2">Definition</th><th rowspan="2">Activities Permitted</th></tr><tr><th>Ground Covera ge %</th><th>FA R</th><th>Heigh t (m)</th></tr><tr><td>Integrated Freight Complex/ Wholesale Market</td><td>30</td><td>80</td><td>No Restr- iction subject to (i)</td><td>3</td><td>Wholesale Market. A premise from where goods and commo- dities are sold and delivered</td><td>Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), <i>Night Shelter</i></td></tr></table>					Use/Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted	Ground Covera ge %	FA R	Heigh t (m)	Integrated Freight Complex/ Wholesale Market	30	80	No Restr- iction subject to (i)	3	Wholesale Market. A premise from where goods and commo- dities are sold and delivered	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), <i>Night Shelter</i>
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