

## Special Development Control Regulations for Draft TPS-3

Notwithstanding anything contained in the Development Control and Promotion Regulations of Interim Development Plan of NAINA sanctioned vide Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27.04.2017, and Draft Modified Development Control and Promotion Regulations of Development Plan of NAINA, the following special regulations shall be applicable to development of plots in TPS-3, subject to condition that, implementation of the same shall be done after sanction of suspension of corresponding regulations of sanctioned Development Control and Promotion Regulations of Interim Development Plan of NAINA by the State Government under section 59(1)(b)(iii) of the Act. The corresponding Regulations of sanctioned DCPRs of IDP of NAINA shall be suspended, to such extent only mentioned herein under. Rest of the provisions of sanctioned Development Control and Promotion Regulations of Interim Development Plan of NAINA as amended from time to time shall be applicable.

1. Land uses permitted in predominantly residential and mix use zone shall be permissible for individual plots fulfilling the conditions mentioned therein.
2. Inclusive housing shall not be required for individual final plot above 4000 Sq.M.
3. Permissible FSI on final plots = 2.5\*

*\* The above permissible FSI is based on consideration that, final plot area is 40% of original land holding. However, if the area of final plot is more than or less than 40% of original land holding, the permissible FSI shall respectively decrease or increase proportionately.*

*Provided that, no FSI or TDR in accordance with Proviso of Section 100 of the modified M.R.&T.P. Act, 2014 (Mah 35 of 2014) shall be applicable over the permissible FSI mentioned above.*

4. Transferable Development Rights generated from other areas may be utilised in this scheme area as per regulation No. 43 of sanctioned IDP DCPR.
5. FSI of amenity plots, growth center and inclusive housing plot shall be 2.5
6. No FLP shall be applicable on final plot
7. Side and Rear Marginal Spaces

Area of plot	Category of building	Maximum permissible height of the building	Min Marginal Open Spaces (in M.)	
			Side	rear
48 M <sup>2</sup> to less than 150 M <sup>2</sup> <small>*Pls refer Special Note</small>	Row houses type	15 M	0.0	1.5
	Semi-detached type	15 M	1.5	1.5
<small>*Special Note</small> <i>Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 M.</i>				

150 M <sup>2</sup> to less than 450 M <sup>2</sup>	Semi-detached type	15 M	1.5	2.25
	Detached type	15 M	2.25	2.25
		Above 15 M upto 24 M	6.00	6.00
450 M <sup>2</sup> to 1000 M <sup>2</sup>	Detached type	15 M	3.00	3.00
		Above 15 M upto 37.5 M	6.00	6.00
1000 M <sup>2</sup> and above	Detached type	15 M	3.00	3.00
		Above 15 M upto 37.5 M	6.00	6.00
		Above 37.5 M upto 60.0 M	9.00	9.00
		Above 60.00 M	12.00	12.00
Irrespective of height and length of the buildings, the marginal open spaces more than 12.0 M shall not be insisted upon. Long length factor for buildings above 40 meter length shall not be applicable. The provision of dead wall mentioned in sanctioned DCPRs of IDP shall be applicable				

No projections of any sort shall be permissible in the side and rear marginal open spaces mentioned above.

Provision of front open spaces shall be in accordance with sanctioned DCPRs of IDP.

8. Provision of Recreational open space, Amenity space and EWS mentioned in sanctioned DCPRs of IDP shall not made applicable for final plot.
9. One full side of a habitable room shall abut on the open space to the extent of required ventilation purpose only (i.e. 1/6th of carpet area of the room).
10. Distance between two buildings shall be the one which is required for the taller buildings. This distance shall also be treated as means of access /driveway and no separate setback/marginal distances shall be insisted from such driveway.
11. Grant of Development Permission does not constitute acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the competent authority liable in any way in regard to;
  - a. Title Ownership & easement right of the plot on which building is proposed
  - b. Workmanship, soundness of material & structure safety of building
  - c. Variation in area from recorded areas of building unit
  - d. Location & boundary of building unit
  - e. Safety of the user of the building
  - f. NOC from appropriate authority
  - g. Structural reports and Structural drawing