

‘Regulation for Residential  
Township - 2009’ બાબત.

ગુજરાત સરકાર

**શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગ**

બ્લોક નં. ૧૪, ૯ મો માળ,

સચિવાલય, ગાંધીનગર

હુકમ ક્રમાંક : ૫૨૫-૧૦૨૦૦૯-૫૬૦૫-૯

તા.૦૧-૧૨-૨૦૦૯

**આમુખ :**

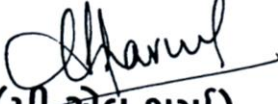
રાજ્યમાં ખુબ જ વેગથી શહેરીકરણ થઈ રહેલ છે. તેમજ મોટા પાયે રોકાણ તથા રોજગારીની તકો ઉપલબ્ધ થવાથી શહેરી વિસ્તારમાં રહેણાંકની જરૂરીયાતો વધી છે. પરંપરાગત રીતે વિકાસના અભિગમોમાં પણ ફેરફાર થયેલ છે. નાનાં સામાન્ય પ્રકારના બાંધકામો તથા લે-આઉટને બદલે સુયોજીત ઉત્કૃષ્ઠ માળખાકીય સુવિધાઓ અને સામાજિક સવલતો તેમજ આરોગ્ય અને શિક્ષણની વ્યવસ્થા તથા સ્વચ્છ પર્યાવરણ માટેની જરૂરીયાત ઉભી થયેલ છે. સાથો સાથ પરવડી શકે તેવા રહેણાંકની જરૂરીયાતોને સંતોષવા માટે પણ વિશિષ્ટ ધ્યાન આપવાની જરૂર જણાયેલ છે. આથી શહેરી વિસ્તારોમાં પ્રવર્તમાન લાગુ નિયમોમાં ફેરફાર કરવા માટે જરૂરીયાત ઉપસ્થિત થયેલ છે. અને પ્રવર્તમાન જી.ડી.સી.આર.ને નવી વિચારધારા આપવાની વિચારણા કરવામાં આવી રહેલ છે. આમ, સમતુલીત અને સંકલીત વિકાસ માટે રહેણાંક માટેના વિશિષ્ટ નિયમો તૈયાર કરવાની બાબત સરકારશ્રીની વિચારણાઘીન હતા. તે બાબતે સરકારશ્રીની પુખ્ત વિચારણાને અંતે રહેણાંક માટેની ટાઉનશીપ અંગેના વિનિયમો-૨૦૦૯ને અમલ કરવા નક્કી કરેલ છે.

**: હુકમ :**

આથી ગુજરાત નગર રચના અને શહેરી વિકાસ અધિનિયમ-૧૯૭૬ની કલમ-૧૨૨ની પેટા કલમ (૧) હેઠળ મળેલ સત્તાની રૂએ સરકાર “Regulation for Residential Township-2009”ને મંજૂર કરે છે. આ સાથે સામેલ સદર નિયમો તમામ સત્તામંડળોના મંજૂર/અમલી વિકાસ યોજનાના જી.ડી.સી.આર.માં સમાવેશ કરવા ગુજરાત નગર રચના અને શહેરી વિકાસ અધિનિયમ-૧૯૭૬ની કલમ-૧૯ હેઠળની કાયદાની નિયમાનુસારની દરખાસ્ત તુરંત જ રાજ્ય સરકારશ્રીને મોકલી આપવા અને

જ્યાં સુધી કલમ-૧૯ હેઠળનો આવો ફેરફાર મંજૂર/અમલી ન બને ત્યાં સુધી ગુજરાત નગર રચના અને શહેરી વિકાસ અધિનિયમ-૧૯૭૬ની કલમ-૧૨૨ હેઠળ આ હુકમનો અમલ કરવા તમામ સમુચિત સત્તામંડળોને આથી હુકમ કરવામાં આવે છે

ગુજરાત રાજ્યપાલશ્રીના હુકમથી અને નામે,

  
(પી.એલ.શર્મા)

ખાસ ફરજ પરના અધિકારી અને સંયુક્ત સચિવ  
શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગ

પ્રતિ,

- માન.મુખ્યમંત્રીશ્રીના સચિવશ્રી, માન.મુખ્યમંત્રીશ્રીનું કાર્યાલય, બ્લોક નં. ૧, ૫ મો માળ, સચિવાલય, ગાંધીનગર.
- સર્વે માન.મંત્રીશ્રીઓના અંગતસચિવશ્રી, સચિવાલય, ગાંધીનગર.
- મુખ્ય સચિવશ્રીના અંગત સચિવશ્રી, બ્લોક નં. ૧, ૪ થો માળ, સચિવલાય, ગાંધીનગર
- અગ્રસચિવશ્રીના રહસ્ય સચિવશ્રી, શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગ, સચિવાલય, ગાંધીનગર.
- સચિવાલયના તમામ વિભાગો તરફે
- મ્યુનિ.કમિશનરશ્રી, અમદાવાદ, વડોદરા, રાજકોટ, ભાવનગર, સુરત, જામનગર, જુનાગઢ.
- મુખ્ય કારોબારી અધિકારીશ્રી, તમામ શહેરી/વિસ્તાર વિકાસ સત્તામંડળ
- સર્વે કલેક્ટરશ્રીઓ/સર્વે જીલ્લા વિકાસ અધિકારીશ્રીઓ
- નગર પાલિકા નિયામકશ્રી ગુજરાત રાજ્ય, ગાંધીનગર તરફે દરેક નગરપાલિકાઓને જાણ કરવાની વિનંતી સહ.
- મુખ્ય નગર નિયોજકશ્રી, ગુજરાત રાજ્ય, ગાંધીનગર
- સીસ્ટમ મેનેજરશ્રી, શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગ, ગાંધીનગર તરફે વિભાગની વેબસાઈટ પર પ્રસિદ્ધિ અર્થે.
- નાયબ સેક્શન અધિકારીશ્રીની સિલેક્ટ ફાઈલ (૨૦૦૯)
- લ-શાખા સિલેક્ટ ફાઈલ (૨૦૦૯)

# Regulations For Residential Townships - 2009

## 1. SHORT TITLE, EXTENT AND COMMENCEMENT

1.1. These regulations may be called “Regulations for Residential Townships – 2009”

1.2. These regulations shall be applicable within the jurisdiction of the appropriate authority constituted under Gujarat Town Planning & Urban Development Act 1976.

1.3. It shall come into force on such date as decided by order of the State Government.

## 2. APPLICABILITY

2.1. These regulations shall apply to any Residential Townships proposed under these regulations.

## 3. DEFINITION

3.1. “**Act**” shall mean the Gujarat Town Planning & Urban Development Act 1976.

3.2. “**Appropriate Authority**” shall mean authority as defined under Act

3.3. “**Competent Authority**” shall mean any person/ persons or authority or authorities; authorized by the prescribed authority as the case may be to perform such functions as may be specified under these regulations.

3.4. “**Township Developer**” shall mean and include a owner/person/persons/ registered cooperative society/ association/ firm/ company/ joint ventures/ institution/ trusts entitled to make an application to develop any township;

Provided that the, Residential Townships having Foreign Direct Investments (FDI), the shall be regulated as per Govt. of India norms

3.5. “**Gross Plot Area**” shall mean area after subtracting of the land under Public purpose infrastructure from the total area of the township.

3.6. “**Global FSI**” shall mean FSI permissible under this regulation irrespective of the zone.

3.7. “**Residential Township**” under these regulations shall mean a parcel of land owned by a township developer subject to;

- a. Minimum 60 % of the land eligible for developing after deducting the land used for public purpose infrastructure, is put to residential use;

- b. Minimum area not less than 40.00 hector in case of AUDA SUDA, GUDA, VUDA, RUDA, BADA & JADA and an area not less than 20.00 hector in case of other towns and the relevant appropriate authority areas;
- 3.8. **“Notified Areas”** shall mean an area requiring special attention considering its overall balanced development and is notified under these regulations.
- 3.9. **“Infrastructure”** shall includes roads, streets, open spaces, parks, playgrounds, recreational grounds, water and electric supply, street lighting, sewerage, drainage, storm water drainage public works and other utility services and convenience;
- 3.10. **“Cross Over Infrastructure”** shall be the part of the infrastructure which is required to pass through the township so as to provide the facility to the township vicinity area.
- 3.11. **“Public Purpose Infrastructure (PPI)”** shall mean the infrastructure provided as per these regulations which the developer shall :
- develop, as per prescribed guidelines and on completion transfer it to the appropriate authority;
  - operate and maintain for the maintenance period;
  - Development shall be carried out as per the specifications approved by the Prescribed Authority.

For the purpose of administration the PPI shall vest with the appropriate authority

- 3.12. **“Zone”** shall mean the zone as designated in the prevalent sanctioned development plan
- 3.13. **“GDCR”** shall mean the prevalent General Development Control Regulations applicable for the relevant prescribed authority.
- 3.14. **“Maintenance period”** shall mean minimum period of seven years after which the developer may handover to the competent authority, the infrastructure and land for public purpose. This period shall be calculated from issue of building use permit.

3.15. **“Prescribed Officer”** shall be as under:

	<b>Jurisdiction</b>	<b>Prescribed Officer</b>
<b>1.</b>	Municipal Corporation and the Appropriate Authority in its periphery constituted under section 5 or 22 of the Gujarat Town Planning and Urban Development Act 1976.	Municipal Commissioner, Chief Executive Authority and Senior Town Planner of the Town Planning & Valuation Department
<b>2.</b>	Municipality Area designated as Area Development Authority under section 6 of the Gujarat Town Planning and Urban Development Act 1976.	Collector & Chairman District Urban Development Agency, Chief Officer, Town Planner of the concerned district

The state government shall by order appoint the prescribed officer;

**4. DUTIES OF THE PRESCRIBED OFFICER:**

For the purpose of these regulations, the prescribed officer:

- 4.1. shall, within 30 days from the receipt of the application, recommend to the state government to approve or refuse the proposal with reasons;
- 4.2. shall evaluate and approve the progress;
- 4.3. may deny, after giving reasons in writing, if the proposal of the township forms a part of any notified water body or any difficult area;
- 4.4. may recommend to the government to allow the benefits available under any scheme of the state or central government;
- 4.5. shall carryout survey and studies for any area to be considered for allowing specific benefits under these regulations and recommend to the government to declare any area to be a notified area;

**5. STATE LEVEL SCREENING COMMITTEE:**

State level screening committee of the member mentioned hereunder shall review the proposals received from competent authority / Prescribed Authority or other wise and recommend to the Govt. for approval



Members of the Committee:

1	Principal Secretary, UDD	Chairman
2	Principal Secretary, Fin.	Member
3	Principal Secretary, RD	Member
8	Officer on Special Duty UDD	Member Secretary

**6. PROCEDURE TO NOTIFY ANY AREA:**

- 6.1. Subject to the provisions of these regulations and the GDCR State Govt. may on recommendation from the prescribed authority or otherwise, notify any area, which would require special benefits under these regulations.
- 6.2. The government shall notify such area in the official gazette declaring any area to be notified area specifying the extent of limits of such area.
- 6.3. For awareness the government shall publish in at least two daily local news papers.

**7. PROCEDURE FOR SECURING THE PERMISSION:**

- 7.1. Subject to the provisions of these regulations and the GDCR, any township developer intending to develop under these regulations, may apply under section 29(1)(ii) to the State Government along with the required documents and forward copy to the prescribed officer.
- 7.2. With regard to procedure, the manner application, the documents to be submitted along with the applications, the protocols of drawings to be submitted, unless otherwise prescribed, the provisions of GDCR shall apply mutatis mutandis.

**8. CONTENTS OF THE TOWNSHIP PROPOSALS :** The proposal shall include:

- 8.1. master plan of the area:
  - demarcating the details for all parcels of land separately for
    - Public purpose infrastructure;
    - Primary infrastructure;
    - Rest of the uses;
- 8.2. detailed area statement of each parcel of land as mentioned in 8.1, the FSI calculations;

- 8.3. layout of buildings and infrastructure as per norms;
- 8.4. detailed plans for the buildings and infrastructure;
- 8.5. estimates to develop the infrastructure separately for crossover infrastructure, other infrastructure;
- 8.6. Details of project finance;
- 8.7. management plan including proposals maintenance and upkeep;
- 8.8. proposal expressing the ability to develop and maintain such project;

## **9. PUBLIC PURPOSE INFRASTRUCTURE**

### **9.1. Cross over infrastructure & Road**

The crossover infrastructure shall be provided as per the specifications of the competent authority and shall:

- sync with the T.P./D.P. roads in the vicinity.
- include at least 30 mts wide road on a part of the boundary where T.P./D.P. road does not abut to the boundary.
- The total area of the crossover infrastructure shall be minimum 10% of the Township area of 40 hac, and for each additional area of 20 hac. the cross over infrastructure shall be provided @ 12 %

### **9.2. Other amenities :**

- 5% for School, Hospital and Public Amenities; and
- 5% for Parks and Garden, catering to the neighborhood with public access. Such plots shall have minimum area not be less than 3000 sqmts;

Provided that in case if the township consists of buildings exceeding height more than 40 mts, the developer shall have to provide space for fire brigade services, Such services shall be operated and maintained by the township developer but for the purpose of administration it shall be manned by the Municipal staff.

## **10. SOCIALLY & ECONOMICALLY WEAKER SECTION HOUSING (SEWH) AND OTHER INFRASTRUCTURE :**

- 10.1. Socially & Economically Weaker Section Housing (SEWH)

- SEWS housing shall be provided as 5 % land for Socially & economically weaker section housing and 5% consumed FSI as floating floor space, attached with other residential dwelling units to be used for the servants , drivers etc,
- the township developer shall develop the SEWH as per the regulations in annexure -1;
- the township developer shall develop and dispose such housing in consultation with the prescribed authority.

#### 10.2. Roads

- Minimum area of roads shall be 15% excluding the crossover infrastructure road.
- The road network shall be provided in proper hierarchy, and as per standard road widths.

#### 10.3. Other Infrastructure

- Minimum area of open spaces including gardens shall be 5% excluding the crossover infrastructure road.

### **11. PHYSICAL PLANNING PARAMETERS;**

- 11.1. Fill up or reclamation of low-lying, swampy or unhealthy areas, or leveling up of land as required;
- 11.2. Lay-out the new streets or roads, construction, diversion, extension, alteration, improvement and closing up of streets and roads and discontinuance of communications in all cases;
- 11.3. Layout of new street/ road / Cycle track giving access to the existing habitation if any within or in its vicinity or likely for any town planning scheme in the vicinity to develop in future. Width and alignment of such roads shall be as suggested by the competent authority.
- 11.4. Cycle tracks shall have to be provided along the roads.
- 11.5. Design the circulation pattern to include segregation of pedestrian and vehicular traffic, entry control, access of emergency vehicles to every block, provision of adequate parking etc.



- 11.6. Plan and design the neighborhood regarding circulation system, including safety requirements shall be governed by the BIS or as per the norms of the concerned agencies.
- 11.7. Designs the sewerage system for reuse of water and zero discharge and arrange to operate permanent basis.
- 11.8. Provide system to harvest rainwater which may be an integral part of the storm water drainage plan or standalone;
- 11.9. The developer shall plan to provide 140 lpcd
- 11.10. Ensure to collect, treat and dispose drainage in the township area. However for future shall make provision for connecting it to the city drainage system;
- 11.11. Ensure continuous & quality power supply;
- 11.12. Provide connectivity to nearest 30 mts wide road
- 11.13. The natural drainage pattern shall be maintained without any disturbances. Provided that improvements shall be permitted for efficiency improved improvement.
- 11.14. Transit space and facility of segregation of biodegradable and recyclable solid waste shall have to be provided;
- 11.15. Space and separate access required as per rules shall have to be provided for power distribution;
- 11.16. For public areas and commercial building, so far possible, provide energy of non-conventional sources.
- 11.17. Street lights shall be operated using Solar Power.
- 11.18. Make provision for Harvesting & Recharging system of Rain Water.
- 11.19. Within 3.0 mts distance on either side of the road, trees shall have to be planted and maintain till the maintenance period.
- 11.20. Minimum 200 trees per hector, of appropriate species, shall have to be planted and nurtured for the maintenance period.
- 11.21. Suitable landscape shall have to be provided for open space and gardens;
- 11.22. Urban Design and Heritage to be ensured;

**12. RESPONSIBILITIES OF THE TOWNSHIP DEVELOPER:** The Township Developer shall with regard to the township shall:

- 12.1. acquire/ own / pool the land at his own expenses;
- 12.2. provide at his own expenses the facilities mentioned in clause 8 and 9;

- 12.3. develop the township at his cost as approved;
- 12.4. develop the land & buildings within for public purpose infrastructure as approved;
- 12.5. provide and an undertaking about the terms and conditions the plan to maintain and upkeep of the infrastructure;
- 12.6. disclose to the beneficiaries the entire details of the plan, design, the contracts and other details effecting to the beneficiaries;
- 12.7. for the maintenance period, maintain and upkeep as per the undertaking, the infrastructure other than the public purpose infrastructure;
- 12.8. for the maintenance period, maintain and upkeep the land and property used for public purpose infrastructure;
- 12.9. develop the public purpose infrastructure as per the specifications prescribed by the prescribed committee;
- 12.10. on issue of building use permission, the township developer shall execute a bank guarantee equivalent to 2% of the cost incurred for the infrastructure. The authority shall revoke this bank guarantee if required to maintain the infrastructure. On the expiry of the maintenance period, this guarantee shall be converted into a corpus fund of the members of the cooperative society.
- 12.11. on expiry of the maintenance period, he shall transfer the public purpose infrastructure, free from all the encumbrance to the competent authority. To this effect the township developer give an undertaking;
- 12.12. On issue of the building use permit, organize to form a Registered Cooperative Society of all beneficiaries, elect a promoter / president, issue share capital to each of the beneficiary
- 12.13. The scheme developer shall create a common facilities and community utilities as per clause no. 8 (public purpose infrastructure) and handed over to the competent authority.

### **13. GRANT / REFUSAL OF THE PERMISSION:**

- 13.1. On the receipt of the recommendation of the authority or otherwise, the State Government under section 29 (1)(ii) of the act, may relax the GDCR and these regulations to grant or refuse the proposal.
- 13.2. Validity and lapse of the permission shall be according to section 32 of the Act.

13.3. Development to be commenced within one year from the issue of the permission to construct or the NA order, whichever is earlier;

13.4. Interpretation of these regulations

13.4.1 If any question or dispute arises with regard to interpretation of any of these regulations the decision of the government shall be final.

13.4.2 In conformity with the intent and spirit of these regulations, the government may, if required in appropriate cases, use the discretionary powers to decide in any of the matters.

#### **14.FLOOR SPACE INDEX:**

For the purpose of these regulations, irrespective of the Floor Space Index (FSI) prescribed in any zone, it shall be regulated as under:

14.1. Total FSI permitted on Gross plot area and shall be sum of Global FSI and Additional FSI as under ;

- Global FSI(GFSI) shall be 1.0
- Additional Premium FSI shall be permitted on payment to the competent authority, as below:

Sr No.	Additional FSI	Premium Rates
1.	25 % of GFSI	40 % of the Jantri Rates
2.	Additional 25 % of GFSI	50 % of the Jantri Rates

Maximum permissible use 1.5 FSI

#### **15.BUILT-UP AREA AND HEIGHT:**

15.1. Built-up area shall be regulated as under:

- 45 % in case of low-rise building and 30 % in case of High-rise building

15.2. Height of the buildings shall be permitted as per GDCR. However additional height maximum upto 70 mts shall be permitted on payment at 7 % of the jantri.

## **16. ZONING, GROUND COVERAGE & OTHER REGULATIONS:**

- 16.1. Irrespective of any zone, uses in the township shall be permissible as proposed in the application under these regulations. Provided that such permission can be denied by the government on account of safety.
- 16.2. Where ever not mentioned, the provision GDCR shall be apply mutates mantis
- 16.3. Even after approval under these regulations, permissions from Airport Authority of India, Department of Forest and Environment for EIA clearance, and necessary permission from relevant department, as required, shall be mandatory.

## **17. DEVELOPMENT OF EXTERNAL (OFFSITE INFRASTRUCTURE):** The Township Developer shall provide the offsite infrastructure shall:

- 17.1. Connect to the existing road or development plan road or town planning scheme road having width not less than 30 mits.
- 17.2. The developer shall himself provide water supply at his own or connected with the city system.
- 17.3. Arrange to collect, treat and dispose in the township area. However for future shall make provision connect to the city drainage system;
- 17.4. Arrange for the power supply;
- 17.5. Bear the entire cost for the offsite infrastructure;

## **18. SUPERVISION AND MONITORING OF THE QUALITY OF CONSTRUCTION**

- 18.1. To ensure that the quality of construction of public purpose infrastructure, the prescribed authority, shall appoint a consultant who would supervise the quality and timely execution of the project.
- 18.2. The scheme developer for supervision, deposit 2% of the estimated cost of cost of public purpose infrastructure. Such deposit shall be refunded once the consultant issue of completion certificate.

## **19. GRIEVANCE REDRESSAL:**

- 19.1. Any occupant of any of the buildings who is entitled to use the facilities shall have a right to lodge his complain before the prescribed authority;
- 19.2. The prescribed authority shall, on the merits, address the issues to:
  - Direct the developer to resolve the issue;

- May resolve the issue to by reconstructing/ repairing at the cost of developer.

19.3. The prescribed authority shall recover the cost by revoking the bank guarantee for the cost incurred for the works required to be done by the prescribed authority as per above clause.

## ANNEXURE – I

### Regulations to develop Socially & Economically Weaker Section Housing

#### 1. PLANNING

Housing for socially and economically backward class of people shall be as per the following:

- i. The maximum permissible net density in dwelling shall be 225 dwelling per hector of designated land.
- ii. The carpet area of dwelling unit should be minimum 25 sq.mt. and that for other towns, the plinth area (built up area) of minimum 25 sq.mt. may be ensured. Each dwelling unit design should have the following features:
  - a. Two rooms with independent access. For independent use of the rooms it may be essential to provide sliding door. The size of the rooms shall be as under:

	Shorter Side(m)	Area (sq.m)	Height(m)
Living/Multi-purpose room	2.5	9	2.6
Bedroom	2.1	6.5	2.6
Kitchen	1.5	3.3	2.6
Bath, toilet, corridor	1 & 0.9	1.2 & 0.9	2.1

- b. Kitchen indicating L-shaped cooking platform, storage cupboards, placement of sink, provision of 1<sup>st</sup>. X 1 ft. window to enable the beneficiary to install exhaust fan later, window in the kitchen should preferably be on top of the sink.
- c. Independent bath and WC, WC to be provided with 1<sup>st</sup> X 1ft ventilator with double shutters (for jali & glass), to enable the beneficiary to install exhaust fan later.
- a. Provision of minimum 0.9 mts wide balcony and built in cupboards in the rooms. The depth of such cubicles be at least 600 mn. In drawing rooms/living rooms (other than bedrooms) the min. depth of 450 mm may be considered.
- d. From health point of view, the dwelling unit should be vector free. In order to make the unit vector free, the main door of the unit should be provided with double door shutters having a jali door and a normal door. The windows may also be provided with jali shutters.
- e. Staircase

Winding 2 Storey	:	
3 storey and above	:	0.90 m
Riser	:	180 mm max.
Tread	:	250 mm min.
Headroom	:	2.1 m



- f. Minimum Height of the floors be taken as 2.7 mt.
  - g. The minimum height of the plinth shall be 30 cms. from top surface of approach road or path way;
  - h. The maximum floor space index permissible shall be as per GDCR
- iii. Buildings up to height of 15m need not be provided with a lift There shall be one staircase for every 12 (twelve) dwelling units or part thereof.

**2. STRUCTURAL REQUIREMENTS:**

- i. Load bearing walls of the building shall be of Brick stone or pre cast block in any mortar in the case of R.C.C framed structure or wooden structure filler walls may be of suitable local materials.
- ii. Roof of the building shall be of galvanized iron sheets asbestos sheet tiles roof or R.C.C roof in the case of upper storied buildings middle floor shall be of wooden or R.C.C and rest as per choice.
- iii. Doors and windows of building shall be of any material.
- iv. Rest of the of building shall be as per locally available resources and as per choice.

**3. Socially Facilities: The social facilities shall be provided as under:**

The developer shall provided social infrastructure facilities as below ;

- i. *Anganwadi*, Nursery School @ 0.1 Ha/1000 p  
 Ideally, area per school 0.08 Ha.  
 Location of the school adjacent to a park
- ii. Primary *School* (Class 1- 5 ), 1 for every 5000 p  
 Area of the school site  
 0.40 Ha  
 School building area 0.20 Ha  
 Playfield area of 18m x 36m to be ensured for effective play 0.20 Ha
- iii. *Senior-Secondary School* (Class 6-12) 1 for every 7500 p  
 Area of the School site 1.80 Ha  
 School building area 0.60 Ha  
 Play field area of 68 m x 126 m to be ensured for effective play 1.00 Ha  
 Parking Area 0.20 Ha
- iv. Healthcare Facilities (1 for every 15000 p) 0.08 – 0.12Ha.
- v. Socio-cultural Facilities
  - a) Community Facilities (1 for every 5000 p) 750 sq.m
  - b) Community Hall, Work Area, (1 for every 15000 p) 2000 sq.m  
 Welfare Centre, Library

The locations of schools and health care centre should be such that they are equally accessible from all the housing clusters, preferably by pedestrian pathways with minimum road crossovers. They are also to be located adjacent to parks, playfield etc.