

Government of Rajasthan  
Urban Development Department

No F.10(52)UDD/3/99/ Part

Jaipur, dated: 10 MAR 2008

**OFFICE ORDER**

Due to rapid urbanization, escalating land prices, changes in building technologies and certain short comings experienced relating to the existing parameters for group housing development in Building Regulations, Government has felt the need to prepare the norms for group housing development in the cities urban areas of the State. These norms will facilitate to regulate the group housing development. The concerned Local Authorities should incorporate these norms in their respective Building Byelaws. The norms so prepared are as follows:

**Norms for Group Housing Development**

1. Group housing scheme means the development of buildings having multiple dwelling units with common services and amenities on a site or plot in a single or multiple blocks without customary subdivision of land by way of individual open plots.
2. Internal development in group housing schemes shall be the responsibility of the developer. Complete infrastructural facilities, services and utilities such as water supply system, drainage, storm water disposal system, sewerage system, rainwater harvesting structures, power supply and telephone lines etc. shall be developed by the developer as per standards.
3. The minimum plot size for group housing scheme shall be 5000 sqm and the minimum abutting road width shall be 18 mtrs and blacktopped.
4. The means of access to the building blocks in the area of group housing shall be as follows:

Access length in mtrs	Min. width
a. Less than 100 mtrs	6 mtrs
b. 100 to 200 mtrs	9 mtrs
c. More than 200 mtrs	12 mtrs

5. The minimum front setback shall be 15 mtrs. if the plot abuts on more than one road then the minimum front set back on the widest road shall be 15 mtr. and setbacks on other roads shall be as per the provisions given in building regulations of concerned local authorities.

6. Each building block should have clear setback of 9 mtrs from the site boundary except the front. The spacing between any two blocks within the site shall be as below:-

S.No.	Height of building (in metres)	Space between two building Blocks (in metres)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	16

7. The width of space to be left between two blocks shall be taken into consideration of the tallest block between two blocks.
8. The maximum permissible ground coverage shall be 35% of the site

Minimum of 15% of site area shall be earmarked for organized open spaces and shall be utilized as greenery, tot lot or soft landscaping etc. This space may be in one or more pockets and no such area reserved shall measure less than 100 sqm with a minimum dimension of 10 mtrs. Of the reserved area atleast one park shall be of 300 sqm.

Civic amenities and facilities like shopping centre, community hall or community centre/club house, etc. are required to be provided in up to 5% of the area and shall be planned and developed in cases where the units are more than 50 in numbers and not be part of the residential blocks.

10. The maximum permissible FAR (Floor Area Ratio) shall be 1.8.
11. The developer shall ensure that minimum 15% of the dwelling units are constructed for Community-Service Personnel/EWS and lower category. Such flats should have a carpet area between 30 to 50 sqm.
12. The area reserved for parks and open spaces, civic amenities and roads (other than internal access in each block) shall be handed over free of cost to the local authority through registered relinquishment deed at

the time of approval of building plans. After that the local authority may hand over these to the Resident Welfare Association for use of the residents and maintenance purposes.

- 13 The parking shall be provided at the rate of 2 Cars and 2 two-wheelers Space per 100 sqm FAR. The area reserved for parking shall be handed over free of cost to the local authority through registered relinquishment deed at the time of approval of building plans. After that the local authority may hand over these to the Resident Welfare Association for use of the residents and maintenance purposes.
- 14 The rest of the provisions to regulate the development in group housing schemes shall be as per the prevailing building regulations of concerned local authorities.

  
Principal Secretary

Copy forwarded to following for information and necessary action:

1. Special Assistant, Hon'ble State Minister, Urban Development Department, Govt. of Rajasthan, Jaipur.
2. PS to Principal Secretary, Urban Development Department, Govt. of Rajasthan, Jaipur.
- ✓ 3. PS to Secretary, Local Self Govt. Department, Govt. of Rajasthan, Jaipur.
4. PS to Commissioner, Jaipur Development Authority, Jaipur.
5. Secretary, Rajasthan Housing Board, Jaipur.
6. Director, Local Bodies, Govt. of Rajasthan, Jaipur.
7. Chief Town Planner, Govt. of Rajasthan, Jaipur.
8. All Urban Improvement Trust.....
9. Guard File

  
Deputy Secretary (I)