

RESIDENTIAL DEVELOPMENT

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¹ *These are under modifications / changes*

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1. DIFFERENT ZONES IN MEERUT

Present Urban Limits are in a total area of 15590 hect. divided by major boundaries into 8 planning zones; excluding Cantonment area. These zones are of different character for example – Zone – A is heavily built up on while C,E,F of lesser intensity and D, G and H of low density. Zone B is full of industrial and institutional use. Boundary of these have been given under:

- Zone A - (1540Ha.) in the Central built up special area, which requires detail plans in a suitable and large scale than usual Zonal Plans.
- Zone B - (2250Ha.) Between railway line to Hapur & Meerut Delhi road
- Zone C - (1050Ha.) Between Zone A & B
- Zone D - (3085Ha.) Towards Western side of Meerut touching with the existing urban limits in the Master Plan of Meerut
- Zone E - (2910Ha.) Towards South Eastern side between Garmukhteshwar and Hapur direction
- Zone F - (2055Ha.) Towards North Eastern side, towards Mawana and Parikshatgarh
- Zone G - (1470Ha.) Towards North Eastern side/Saradhna
- Zone H - (930Ha.) the smallest zone towards Northern side/ Muzzafar Nagar direction.

Beside above there is an area of ----- hect. in Urban Extension.

The entire Residential Development can be divided into three types

- (i) Old Congested Areas prior to the partition of the Country – this need preparation of Special Area Plans, in large scale applying plans instruments given in para 2**
- (ii) Planned Areas which are after the getting the plans approved, developed by Public Authorities and the balance by Private Sector**
- (iii) Sub Standard Areas which can be divided into following 7 categories:**
 - (1) Unauthorized but Regularized Residential Colonies**
 - (2) Unauthorized Residential Colonies,**
 - (3) Unauthorized Industrial Colonies**
 - (4) Slum Areas,**
 - (5) Village Settlements,**
 - (6) Census Town,**
 - (7) Jhuggi Clusters**

2. PLANNING INSTRUMENTS

- 1. Re-planning,**
- 2. Re-development,**
- 3. Re-intensification,**
- 4. Re-construction**
- 5. Public Private Partnership,**
- 6. Use of TDR (Transfer of Development Rights),**
- 7. Higher FAR along High intensity traffic corridors,**
- 8. Commercial use along 24 m wide and above roads,**

9. Acquisition of land, amalgamation of plots, making of co-operative house building societies by Private Sector,
10. A substantial housing has to be for EWS,
11. No farm house in between the residential areas,
12. Green belt along highways and in between residential and industrial use,
13. No undefined land use except Cantonment areas
14. Transparency of the planning, sanction of building plans, layout plans between Govt. and private sector with the help of website
15. Laying of truck infrastructure by public bodies with peripheral and internal infrastructure by beneficiaries
16. Planning with full physical, social, economical, ecological, circulation and emergency infrastructure

3. Indicative distribution of Housing Types

Hosing Type	Development Agencies
Slum & JJ- In-situ Rehabilitation; Relocation/Reconstruction & Up-gradation	Public, and Private, Co-op Society
Houses on Independent Plots & Redevelopment	Public & Private
Group Housing (Min. 35% of total DUs Mandatory 2 room or less	Public, Private, Co-op Society
Employer Housing	Central / State Govt.
Unauthorized Regularised Colonies infill	Co-op Society/Residents' Association / Private
Other Housing areas, Up-gradation of Old areas/Traditional areas/Village	Public, Private, Co-op Society

4. Revised Density, Ground Coverage and FAR² (DETAILS GIVEN IN PREPARATION OF ZONAL DEVELOPMENT PLANS / NEW MEERUT CITY)

5. Infrastructure requirement for layout at Residential Neighbourhood level

Table:

S. No.	Use Premises	No. of Units	Unit Area (ha.)	Total land (ha.)
(a)	Education			
	1. Primary School	1	0.20-0.40	0.20-0.40
	2. Senior Secondary School	1	0.60-0.80	0.60-0.80
(b)	Shopping			
	3. Local Convenience Shopping	1	0.40	0.40
	4. Service Market	1	0.20	0.20
	5. Informal Bazaar	1	0.10	0.10
(c)	Other Community Facilities			
	6. Milk Booth	--	As per standard norms (in LSC)	
	7. Banquet Hall	1	0.80-0.20	0.08-0.20
	8. Religious Building	2	0.04	0.08
	9. Housing Area Play Ground	2	0.5	1.0
	10. Neighbourhood Park	1	1.0	1.0
	11. Anganwari	2	0.02-0.03	0.04-0.06
(d)	Recreational			
	12. Tol lot @ 0.50sq.m / person	-	0.0125	0.5
	13. Housing Area Park	2	0.5	1.0
	14. Neighbourhood Park	1	1.0	1.0
(e)	Utilities			
	15. Dhalao including segregation facility	1	0.02	0.02
	16. Underground water tank	1	0.20	0.20
	17. Local level waste treatment facility	Wherever feasible		
(f)	Transportation			
	18. Three wheeler and Taxi Stand	1	0.04	0.04

Notes:

- i. These facilities should preferably be located along internal roads with minimum 12m ROW, unless specified. The development of the infrastructure should be monitored to assess the achievement in the relevant sectors.

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- ii. The open space at the neighbourhood level shall be provided @ 4.5 sq.m. per person. Minimum size of tot lot at cluster level shall be 125 sq.m.
- iii. The location of schools and Anganwaris should be made in the layout plan in cluster form to facilitate sharing of common parking space and playground
- iv. The planning of physical infrastructure shall be governed by the following norms:
 - a. Underground tank, sewerage-pumping system shall be provided as per requirement
 - b. Rainwater harvesting shall be an integral part of the storm water drainage plan at the time of sanction of layout plan for all the plots
 - c. The natural drainage pattern is not to be disturbed
 - d. Dual pipe system of recycled water is recommended in new areas and redevelopment schemes
 - e. Dhalaos including facility of segregation of biodegradable and recyclable solid waste should be provided
 - f. Electric sub station shall be provided as per requirement
 - g. Pole mounted electric transformers for augmentation electric supply in already developed areas are recommended
 - h. Non-conventional source i.e. solar energy etc. is recommended for public areas in all the establishments
 - i. Provisions for decentralized sewerage treatment plant and segregated waste disposal shall be made where centralized system is not available. It shall be ensured that no untreated effluent is allowed to exit/spill out of the scheme area
- v. Planning of the residential neighbourhood regarding circulation system, including safety requirements shall be governed by the BIS standards or as per the norms of the concerned agencies
- vi. Suitable landscape plans for the neighbourhood shall be prepared, indicating in reasonable details, the landscape development of the parks and roadside plantation etc.
- vii. These are suggestive norms and lower norms could be adopted in built up areas/Special Areas, etc.

Table : Uses/Use Activities Permitted in Use Premises

Use Premises	Definition	Use/Use Activities Permitted
* Residential Plot – Plotted Housing	A Premise for one or more than one dwelling unit and may have on it one main building block and one accessory block for garages and service personnel	Residence, missed use activity as per the Master Plan provisions/ Registered RWA/Society Office (50 sq.m.)
Residential Plot – Group Housing	A premise of size not less than 3000 sqm (2000 sqm for Slum / JJ rehabilitation) comprising of residential flats with basic amenities like parking, park, convenience shops, public utility etc.	Residential flat, mixed use activity as per the Master Plan provisions, retail shops of confectionery, grocery & general merchandise, books and stationery, Chemist, Barber, Laundry, Tailor, Vegetable Shop (On ground floor with an area up to 20 sqm. each). Community Room, Society office, Creche/Day Care Centre, religious, senior citizen recreation room, swimming pool
Residential Flat	Residential accommodation for one family / household as part of group housing	Residence, mixed use activity as per the Master Plan provisions
Residential Premises Special Area	A residential premise in Special Area	As per Special Area Regulations
Slum / JJ rehabilitation	Residential accommodation provided as part of slum area resettlement / rehabilitation	As per Slum Area Redevelopment Regulations
Foreign Mission	A premise for the foreign mission	Foreign Mission and related facilities/ offices (with max. 25% of FAR for residential component)
Hostel	A premise in which residential accommodation in the form of rooms is provided, usually attached to an institution, with or without dining facility	Hostel, Old Age Home, Watch and Ward Residence (20 sqm), Service Shops of Barber, Laundry, Soft Drink and Snack Stall (max. 20 sq.m. each)
Guest House, Lodging & Boarding House	A premise providing temporary accommodation for short duration	Guest Rooms, Watch and Ward Residence (20 sqm), Service Shops of Barber, Laundry, Soft

		Drink and Snack Stall (up to 20 sqm each)
Dharamshala or its equivalent	A premise providing temporary accommodation for short duration on no-profit basis	Dharamshala, Service Personnel Shops of Barber & Laundry, Soft Drink & Snack Stall (up to 20 sqm each)
Rain Basera (Night Shelter)	A premise having the facility for providing the night accommodation to individuals without any charges or with token charges. It may run by local government or voluntary agencies	Night Shelter and related facilities
Farm House	A dwelling house on a farm	Farm House, Watch and Ward Residence (up to 20 sqm)

*Pre 1962 plotted double storied flats shall be treated as Residential Plots

* Bed and Breakfast accommodation may be a permissible activity in residential plot/flat, if registered under the Scheme notified by Ministry of Tourism, GOI/GNCTD from time to time.