

# Guidebook for adoption of FORM BASED CODES

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National Institute of Urban Affairs

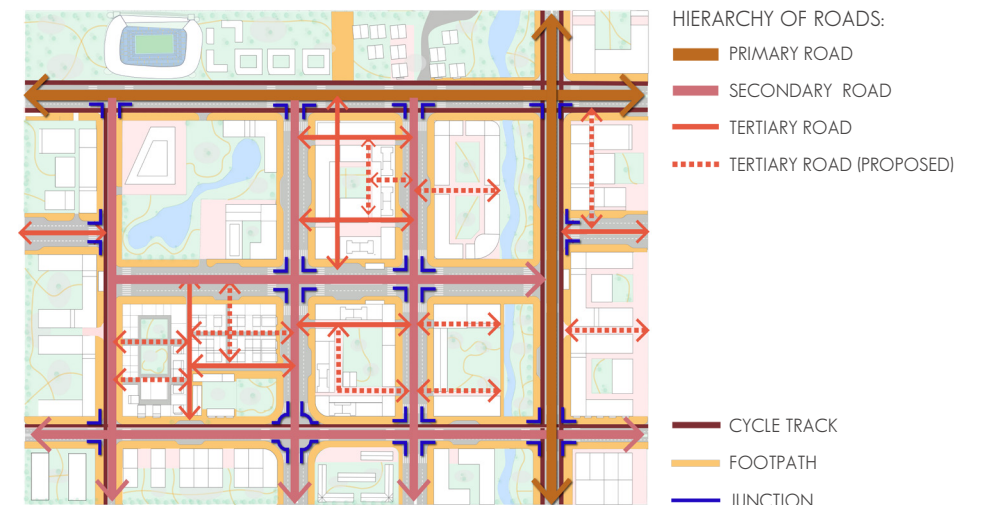
## CHARACTER BASED AREA LAYOUT PLAN (CBALP)

Each CBA will require a Layout Plan to regulate its Urban Form. Such Layout Plans will be referred as Character Based Area Layout Plans (CBALP). These will be a set of plans to regulate the development of public realm and its adjoining Urban Forms.

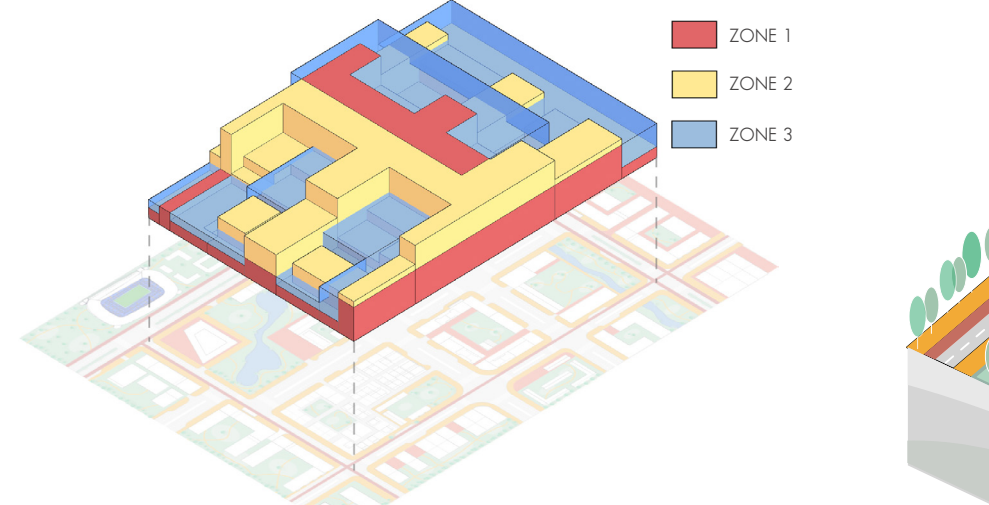
### OUTDOOR SPACE PLAN (OSP)



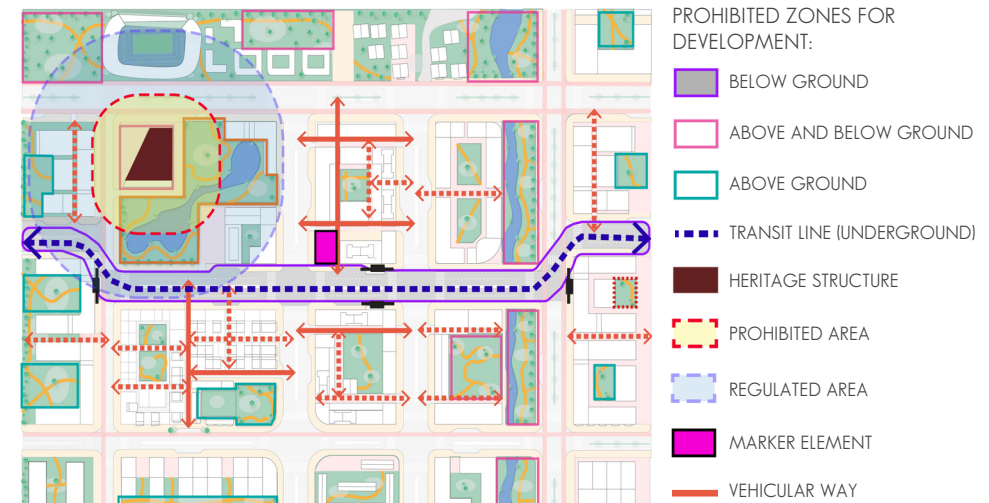
### LOW CARBON MOBILITY PLAN (LCMP)



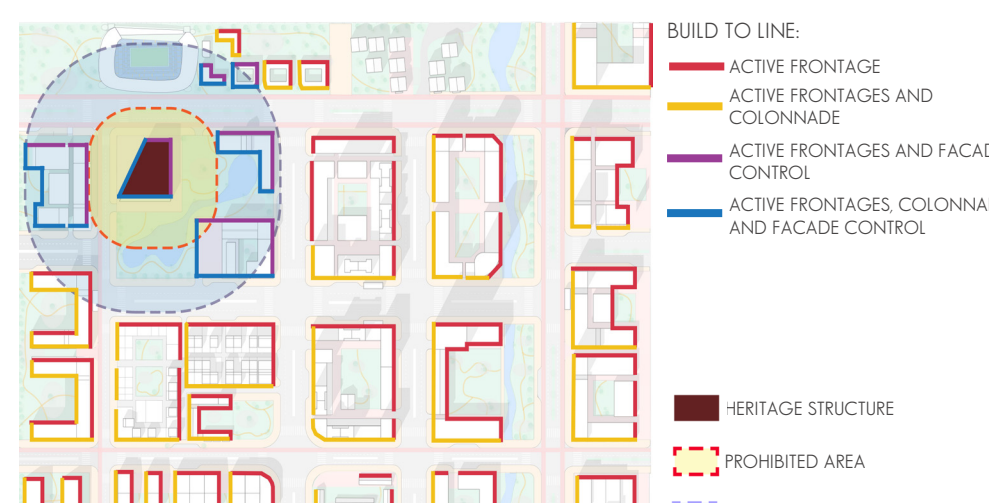
### (RE)GENERATION OPPORTUNITY PLAN (ROP)



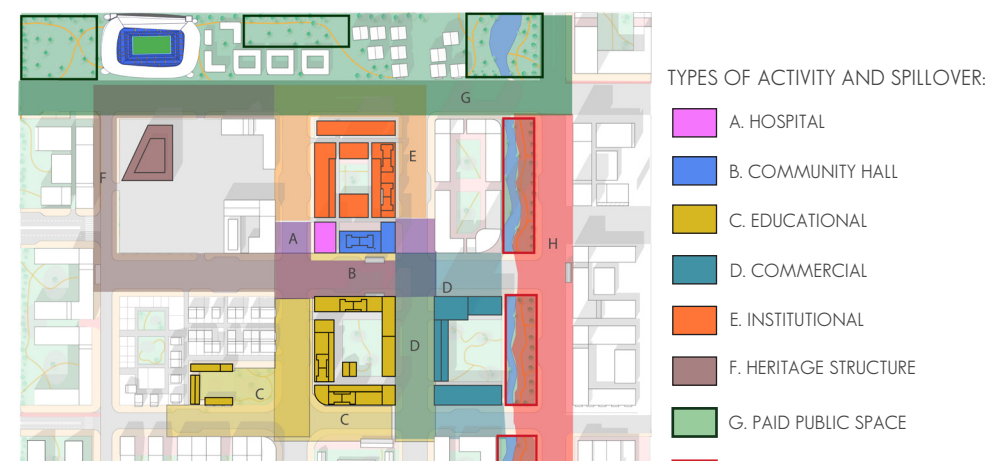
### PROPERTY DEVELOPMENT PLAN (PDP)



### INTERFACE REGULATION PLAN (IRP)



### COMMUNITY BUILDING PROGRAM (CBP)



## GREEN AND RECREATIONAL AREA REGULATIONS

are for natural and man-made green areas like urban forests, reserves, playgrounds, multi-use greens, tot-lots etc.

## REGULATIONS FOR PUBLIC SPACE WITHIN PLOTS

is defined as open space, either at ground or at a suitable level, maintained barrier free and accessible 24x7. While it is essential in dense areas, it can also be provided in greenfield ones to encourage creativity in design. parks, plazas or public terraces are examples of such spaces.

## WATERFRONT DESIGN REGULATIONS

are for edges of water bodies like, lakes, ponds, rivers, streams, sea side, ocean side, spring, wetland, waterfall, historic step well et al.

## STREET HIERARCHY AND DESIGN

are regulations for streets within a CBA, and its application would establish a coherent mobility network. Some mandatory parameters and corresponding requirements are specified in this section. Design regulations shall respond to the street hierarchy and junction types mentioned in CBALP.

## JUNCTION REGULATIONS

shall comprise of regulations for junction design with priority of pedestrians, cyclists and public transport users.

## MARKER ELEMENT

is a distinct, prominent architectural feature, distinguishable by the virtue of its height, aesthetic treatment (material/ colour/ design/ illumination), location, frames, or its anchoring of a View Corridor or a combination of these design parameters.

## BUILDABLE ENVELOPE

is defined as a three-dimensional space within which any structure is permitted to be built on a plot. Such a space, excluding permitted projections, is defined by one or a combination of the following:

- The vertical planes binding the BTL of all edges of a plot (part of super structure).
- The horizontal planes offset at the permissible height above normal ground level, and stacked on one above the other (part of super structure).
- The permissible depth of underground structure below normal ground level of a plot (part of underground structure).

## PERMITTED PROJECTIONS

are chargeable Built-Up Area projecting beyond the BTL of a plot, constructed solely for the purpose of connecting the construction within plot with abutting or adjoining constructions and/ or common areas.

## PEDESTRIAN WAY (PW)

shall refer to any Public Passage through a private plot and shall be demarcated in the CBALP. PW can have permanent roof or building for climatic proofing and shall provide a common barrier-free movement.

## VEHICULAR WAY (VW)

shall refer to any mandatory multi-modal Right of Way (RoW) required through any Plot/ Building, and be demarcated in the CBALP.

## BUILD-TO-LINE (BTL)

shall mean the line within or overlapping with the edge of the plot. The BTL may or may not be continuous. Except Permitted Projections, which may extend beyond the BTL, it demarcates the edge of the plot that is mandatory for the facade of the building to be built on.

## ACTIVE FRONTAGE

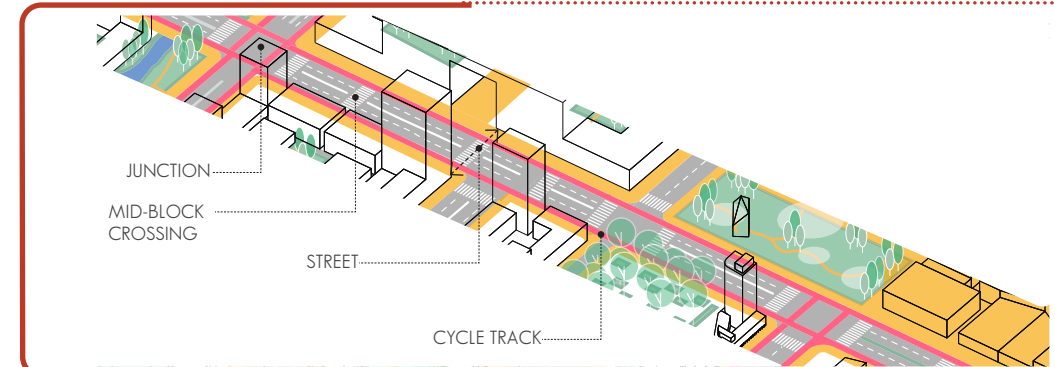
shall refer to any edge of a plot, where it is mandatory to ensure that the facade of buildings touch the BTL where desirably, 80% or a minimum of 50%, where unavoidable, of the frontage length at ground floor level, is active. The same treatment may further extend to the first floor as well. Windows of kitchen, living room, drawing room etc of residences that are in active use across the day, should overlook public spaces.

## URBAN FORM REGULATIONS (UFR)

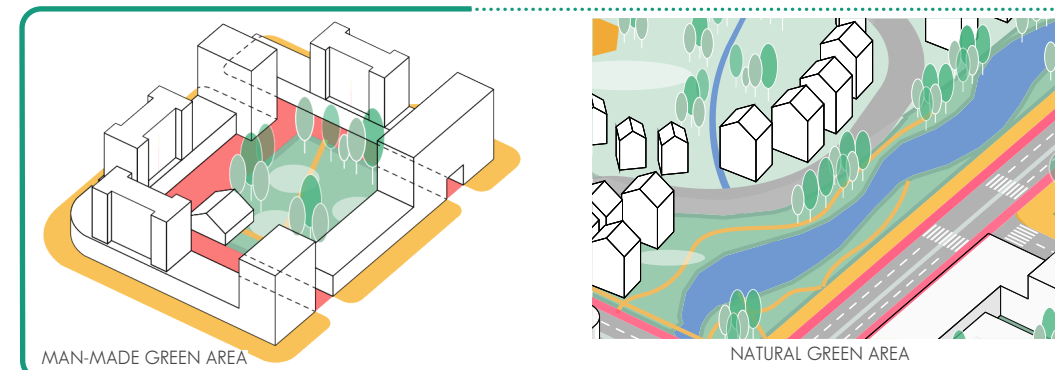
Each CBA will require a set of regulations applicable to Open Spaces, Plots/ Buildings and their Interfaces. Collectively, these shall be called Urban Form Regulations (UFR).

### OPEN SPACE REGULATIONS

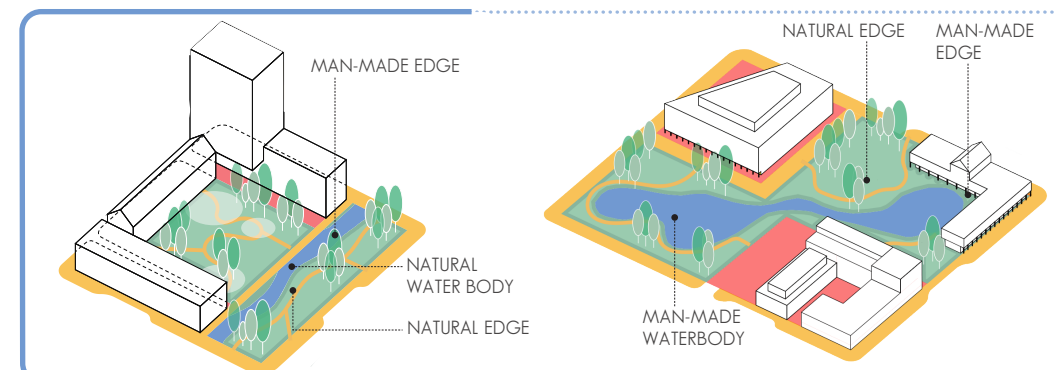
#### STREET DESIGN REGULATIONS



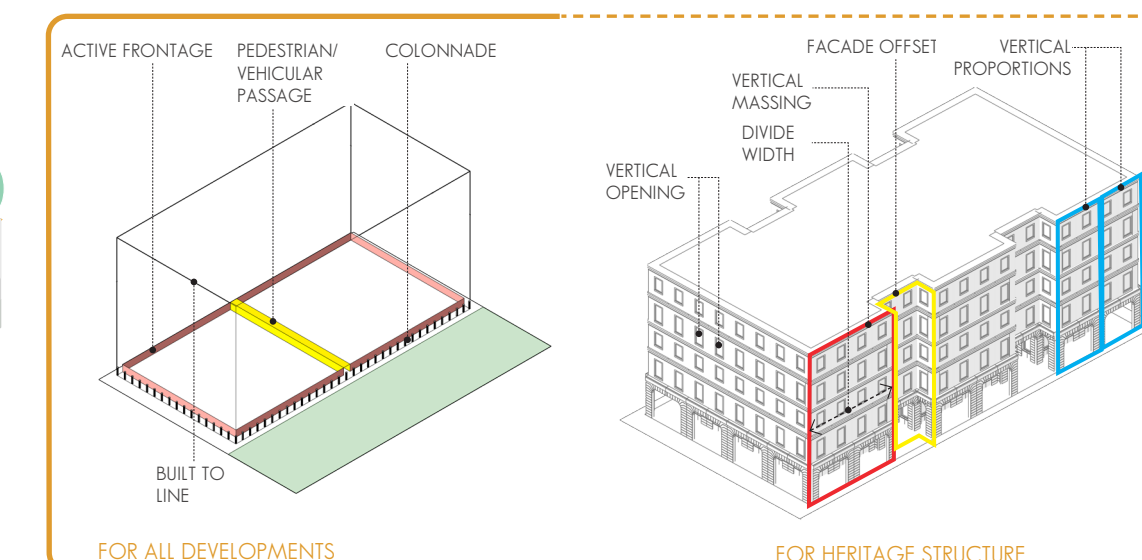
#### OPEN GREEN AREA REGULATIONS



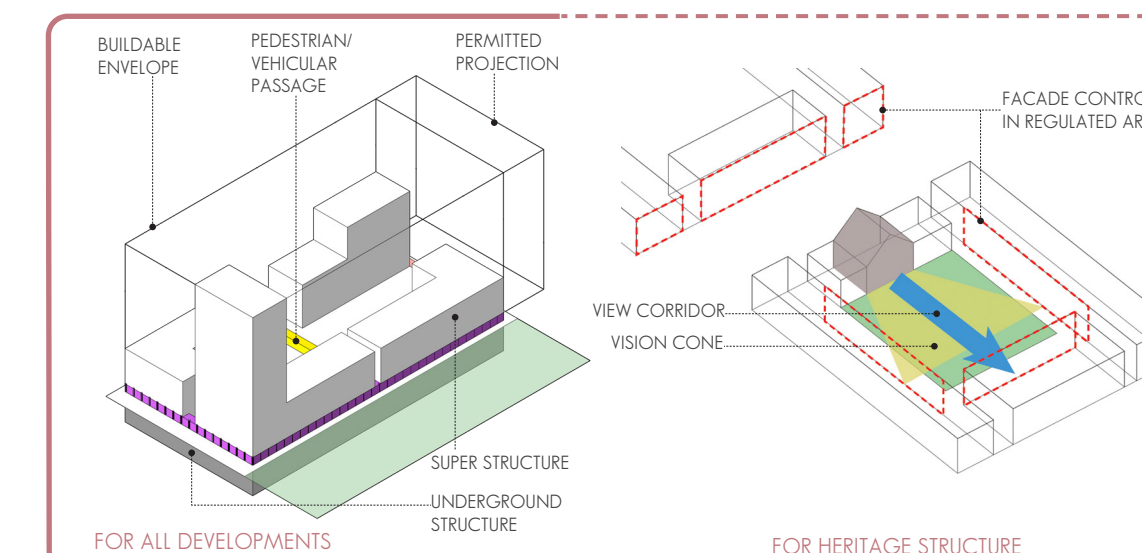
#### WATERFRONT DESIGN REGULATIONS



### INTERFACE REGULATIONS



### PLOT/ BUILDING REGULATIONS



## TOOLS FOR OPERATIONALIZATION

### Property Development Cards (PDC)

Plot Area	Volumetric Parameters	Applicable Regulations/ Measurements (Development Control Norms/ Local Byelaws)
VP1	Applicable FAR/ FSI	%
VP2	Applicable Ground Coverage	%
VP3	Use Premise as LPI CBALP	Residential/ Commercial/ Public/Semipublic/ Industrial/ Transportation/ Social Infrastructure (Educational/ Hospitals) etc.
VP4	Permissible mix of use	% Residential % Commercial % Social Infrastructure
VP5	Mandatory Setbacks	Frontage adjoining open space: % to be maintained as public space without boundary wall. Frontage abutting another plot: % to be maintained as public space without boundary wall.
VP6	Maximum permissible height of Superstructure	m, above natural ground level
VP7	Maximum permissible depth of underground structure	m, below natural ground level

### Online portal for CBALP and PDC

