

Draft General Development Control Regulations (DGDCR)

Table 10-1: Development Control Regulations for Residential Zone

| SR NO | MINIMUM ROAD ROW (METRES) | MAXIMUM FAR | MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA | MAXIMUM BUILDING HEIGHT | MINIMUM SETBACKS (FRONT- REAR- BOTH SIDES) | PERMITTED USE PREMISES | CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA |
|-------------------------|---------------------------|-------------|---|------------------------------|--|---|--|
| RESIDENTIAL ZONE | | | | | | | |
| 1 | 55 and above | 2 | 60% | G+5 or 18m whichever is less | 5m – 6m – 6m – 6m | Cinema Hall, Retail Mall, Petrol/CNG/LPG Pump, Bank, Hospital A and B and all uses given in (2) and (3) below | The following uses may be permitted subject to approval of a special permit on a case-by-case basis: <ul style="list-style-type: none"> • Cemeteries/ Burial Ground • Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval. <ol style="list-style-type: none"> 1. Part of a residence may be permitted for use as professional office for advocates, chartered accountants, architects, doctors, engineers or the like, or as a small scale home based workshop subject to the following conditions: <ul style="list-style-type: none"> • it is not located in a multi-storey apartment; • the number of employees do not exceed 10; • it does not involve installation and use of heavy machinery, and does not create noise, vibration, fume or dust; • separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval. 2. Devices for generation of non-conventional energy, such as solar panels, wind power 3. Servant quarters or lodging facilities for |
| 2 | 25 to Below 55 | 1.5 | 60% | G+3 or 15m whichever is less | 5m – 5m – 5m – 5m | (2) Neighbourhood Retail/Service Shop, Restaurant/Café, Hawker Zone, Designated Vegetable Market/bazaar, Commercial Centre, Primary and Secondary School; Multi-purpose ground larger than 5 ha; Place of Worship on Plot larger than 1000 sq m; Service/Repair Shop; Veterinary Hospital; Public Facility/Infrastructure/Utility Buildings; and all uses given in (3) below | |
| 3 | Below 25 | 1 | 50% | G+2 or 10m whichever is less | 3m - 3m - 3m – 3m | (3) Multi-storey apartment and clusters thereof; Row-house, Villa/Bungalow; Multi-purpose ground smaller than 5 ha; Terraced/Row House; Villa/Bungalow; Housing for EWS; Night Shelter; Old-Age Home; Maternity Home, Nursing Home, Kindergarten, Day-care, Dispensary, Veterinary Clinic, Health-club, Place of Worship on plot smaller than 1000sqm, Community Hall, Health-Club, Swimming Pool | |

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|-------------------------|---------------------------|-------------|---|-------------------------|--|------------------------|---|
| RESIDENTIAL ZONE | | | | | | | |
| | | | | | | | caretaker/security personnel DSIRDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals etc.) which have special privileges (under various Government Policies issued time to time) (in reference to Township, Special Regulations for hospitals, Special Regulations for Hotels) |