

Draft General Development Control Regulations (DGDCR)

Table 10-10: Development Control Regulations for Green Space and Agricultural Zone

| SR NO | MINIMUM ROAD ROW (METRES) | MAXIMUM FAR | MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA | MAXIMUM BUILDING HEIGHT | PERMITTED USE PREMISES | CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA |
|--------------------|---------------------------|-------------|---|-------------------------|---|---|
| GREEN SPACE | | | | | | |
| 1 | NA | NA | NA | NA | Open parks with no permanent structures, nature trail | <p>The following uses may be permitted subject to approval of a special permit on a case-by-case basis:</p> <ul style="list-style-type: none"> • Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications <p>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:</p> <ol style="list-style-type: none"> 1. Devices for generation of non-conventional energy, such as solar panels, wind power 2. Lodging facilities for caretaker/security personnel |
| AGRICULTURE | | | | | | |
| 1 | NA | NA | NA | NA | Horticulture, poultry keeping subject to the N.O.C./approval and conditions laid down by the Department of poultry, Dairy Development, fisheries, animal rearing and breeding, open storage of drying manure. Farm house located in land of not less than 4000 sq. Mts., Camp for recreation of any type natural reserves and sanctuaries, race track, shooting range, zoo, nursery, stadium, botanical garden, agricultural equipment, repair of tools and equipment of agricultural use, tannery, saw mill, timber depot, | Touring cinema, drive-in-cinema, storage of inflammable materials and explosive goods subject to NOC/Approval and conditions laid down by concerned department/ authority dealing with such work. Dumping of solid industrial waste subject to N.O.C. and conditions laid down by Pollution Control Board. Institutional Buildings, govt., semi govt. buildings, Buildings of public |

Dholera Special Investment Regional Development Authority, Gandhinagar
DSIRDA

Draft General Development Control Regulations (DGDCR)

| SR NO | MINIMUM ROAD ROW (METRES) | MAXIMUM FAR | MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA | MAXIMUM BUILDING HEIGHT | PERMITTED USE PREMISES | CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA |
|-------|---------------------------|-------------|---|-------------------------|---|---|
| | | | | | <p>uses pertaining to processing of agro/farm/milk products, institutional uses, vocational training centre, for agriculture purposes wayside shops, restaurant, ice factory & cold storage, godowns and warehouses subject to N.O.C./approval & conditions laid down by warehousing corporation/ FCI/ Appropriate Govt./ Semi Govt. Department, hospital for infectious and contiguous diseases, mental hospital and sanitarium subject to NOC/Approval and conditions laid down by Civil Surgeon. Petrol/CNG/LPG pump with or without service station, garages, and workshop, Studio, roofing tiles and cement pipes, brick kiln, mining and quarrying, cemetery and burial ground, jail. Camp, for recreation of any type, club, aquarium, , planetarium, amusement park. Development activity related to tourism sponsored/recommended by tourism Department of the Government.1)Recreation of any type, Residential accommodation and shops incidental to recreation, aquarium, Natural reserve and sanctuary race track, shooting range, zoo, nursery, stadium, botanical garden, planetarium, amusement park, swimming pool, exhibition and mela, drive- in -cinema, motion picture hall, cinema, restaurants, party plots, recreational use of water park, Resorts, hotels and Motels as per norms notified by the tourism corporation of Gujarat</p> | sector undertakings, Garden houses, petrol filling station, educational and Medical institutions (excluding infectious and contagious diseases, mental hospitals), Training and research centres, building for autonomous bodies related to their activities statutory organisations, convention centres. Development activities related to Information Technology. |

Dholera Special Investment Regional Development Authority, Gandhinagar
DSIRDA