

Draft General Development Control Regulations (DGDCR)

10.4. City Centre Zone

10.4.1. Intent

The intent in establishing a City Centre zone is:

- To promote concentration of and mixture of commercial office and retail, institutional, health, civic and medium to high density residential uses;
- To create a vibrant urban environment through achieving a balance in the share of land between the public and private realm, providing opportunities for the creation of pedestrian friendly streetscape and public plazas;
- To provide a development pattern that supports pedestrian movement, bicycles and use of public transportation

10.4.2. Uses Permitted

A. The following non-residential uses shall be permitted:

Commercial

- Integrated Commercial Office and Retail Complex
- Banking and Financial Institutions
- Hotel
- Cinema Hall/ Multiplex
- Mall
- Restaurant/ Informal Eatery
- All Retail Stores
- Large Departmental Store
- Multi-level Parking Structure

Public Buildings

- City Administrative Complex
- Police Headquarters
- City Court
- Regional Post Office
- Telephone Exchange
- Research / Training Centre
- Integrated multi-modal passenger transport hub

Community Facilities

- Convention and Exhibition Centre
- Public Library
- Museum / Art Gallery
- Auditorium / Theatre
- Integrated Sports Complex
- Regional Park / Local Garden
- Recreational Club
- Place of Worship

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- Health-club/ swimming Pool
- Crèche/ day-care centre
- Education
- Junior, Senior and Professional College

Health

- Polyclinic
 - Hospital A, B, C and D
 - Diagnostic / Radiology Centre
 - Other health/family welfare centre
- B. The following residential use premises is intended for the following premises, subject to the development norms:
- Residential multi-storey apartment /Serviced Apartment

10.4.3. Development Control Regulations

Table 10.3 provides development control regulations for development density (FAR), minimum requirements for open space, setbacks and permitted uses. These regulations are applicable for plots measuring 3ha or smaller. For plots larger than 3ha, additional requirements as per the Subdivision Guidelines (Chapter 11) shall apply. Minimum road width shall be 18m.

10.4.4. General Development Requirements

In addition to the above given development control regulations, all developments shall adhere to the common development requirements (Chapter 9) which cover the following elements:

- Sustainability
- Parking (refer table 9.3)
- Minimum Plot sizes (refer table 9.1)
- Plantation and maintenance of trees
- Drainage and flood prevention
- Seismic design
- Compound walls and gates
- General building requirements

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Table 10-3: Development Control Regulations for the City Centre Zone

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	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
CITY CENTRE								
1	55m & above	5000 sqm**	5	0-10%	150m	10m-8m-6m-6m	Convention and Exhibition Centre; Sports Complex; Auditorium; Integrated Multimodal Passenger Transport Hub; Dormitories; Museum; Super specialty Hospital Residential Multi-storey Apartments; Serviced Apartments, Petrol/CNG/LPG Pump and all uses given below	<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"> • Cemeteries/ Burial Ground • 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> <p>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:</p> <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
			4	Above 10-20%	126m	9m-7m-6m-6m		
			3	Above 20-30%	32m	8m-6m-6m-6m		
2	25m & Below 55	1500 sqm	2.5	40%	20m	8m-6m-6m-6m	Multi-level Parking; Office Complex, Retail Mall, Cinema Hall; Commercial Complex, Restaurants, Food Plazas and Food Streets; Other Retail; Public/ Govt Institutional Buildings, Training Centre; Art Gallery; Diagnostic/Radiology Centre; Hospital C and D; Health/Welfare Centre; Place of Worship larger than 1000sqm; Public Facility/Infrastructure/	

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CITY CENTRE								
3	Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m	Utility Buildings; Petrol/CNG/LPG Pump Restaurants, Food Plazas and Food Streets; Neighbourhood Retail Shop; Community Hall; Health Club; Dispensary; Place of Worship smaller than 1000sqm;	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 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

* Height of the building must comply to the prevalent Fire Safety Norms, with permissions from DSIRDA

** For Plot sizes of 5000 sqm and above – In case of a building with podium and tower, a ground coverage of maximum 40% will be allowed for a maximum height upto 8 m, including G or G+1 whichever is less. The upper typical floors above podium will have a maximum plan area of 10%. The maximum FAR allowed in this case will be 5.