

Concentrated Development Zone

Permissible uses	<ul style="list-style-type: none"> ❖ Diplomatic Embassies (Chanceries) ❖ Banks, Offices and Retail Shops. ❖ Hotels and Restaurants ❖ Dwelling Houses/Units and Apartment buildings ❖ Health Institutions ❖ Educational Institutions ❖ Open Air Trading Areas ❖ Customer Care Services - Barber Shops, Beauty Salons and allied activities. ❖ Indoor Amusement and Entertainment Establishments ❖ Places of public worship – each within a site extent of not less than 500 Sq.m. ❖ Socio-Cultural Institutions ❖ Service Industries such as Bakeries, Laundries, Printing Presses, Computer Repair and allied activities subject to regulatory requirements of Central Environmental Authority, where necessary. ❖ Outdoor Recreational Spaces ❖ Vehicle Parks 												
Specifications for Educational Institutions	<ul style="list-style-type: none"> ❖ Pre Schools minimum site extent – 1000 Sq.m. ❖ Primary schools minimum site extent – 0.5 ha. ❖ Secondary schools minimum site extent – 1.5 ha & above. ❖ Service charges in lieu of required regulatory car parking will not be accepted. ❖ The minimum width of the street shall be 12 m. 												
Minimum Plot Size	❖ As per Form C1 & C2												
Maximum Plot Coverage	As per Form C1 & C2												
Maximum Floor Area Ratio (FAR)	<p>As per item (i) & item (ii) below</p> <p>(i)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Minimum Land Extent (Sq.m)</th> <th style="text-align: center;">Minimum width between building lines of a Public Street/Road (m)</th> <th style="text-align: center;">Maximum permissible FAR</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1500 less than 2000</td> <td style="text-align: center;">22</td> <td style="text-align: center;">10.0</td> </tr> <tr> <td style="text-align: center;">1500 less than 2000</td> <td style="text-align: center;">24</td> <td style="text-align: center;">11.0</td> </tr> <tr> <td style="text-align: center;">2000 and above</td> <td style="text-align: center;">24</td> <td style="text-align: center;">Unlimited</td> </tr> </tbody> </table> <p>(ii) All other sites – As per Form C1 & C2</p>	Minimum Land Extent (Sq.m)	Minimum width between building lines of a Public Street/Road (m)	Maximum permissible FAR	1500 less than 2000	22	10.0	1500 less than 2000	24	11.0	2000 and above	24	Unlimited
Minimum Land Extent (Sq.m)	Minimum width between building lines of a Public Street/Road (m)	Maximum permissible FAR											
1500 less than 2000	22	10.0											
1500 less than 2000	24	11.0											
2000 and above	24	Unlimited											

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Specifications for Development

Form C 1

Row No	Minimum Land Extent (sq.m.)	Minimum width between building lines of a public Street/Road (meters)	Minimum width of private Street/Road (meters)	Maximum permissible FAR
1	150 less than 250	-	3.0	1:1.5
2	150 less than 250	-	4.5	1:1.75
3	150 less than 250	-	6.0	1:2.0
4	150 less than 250	-	9.0	1:2.5
5	150 less than 250	12.2	12.2	1:3.0
6	250 less than 400	12.2	6.0	1:3.5
7	400 less than 500	12.2	9.0	1:4.5
8	500 less than 700	12.2	9.0	1:5.0
9	500 less than 700	15.0	12.2	1:5.5
10	700 less than 900	15.0	12.2	1:6.0
11	900 less than 1000	15.0	12.2	1:7.0
12	900 less than 1000	22	12.2	1:7.5
13	1000 less than 1500	22	12.2	1:8.0
14	1500 less than 2000	22	12.2	1:9.0
15	1500 less than 2000	24	12.2	1:9.5
16	2000 less than 2500	24	12.2	1:10.0
17	2500 less than 3000	24	12.2	1:12.0
18	3000 and above	24	12.2	Unlimited

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Form - C 2

Building category	Maximum number of floors including ground floor	Minimum site frontage (m)	Maximum Plot coverage (%)	Open space around the building		
				Minimum Rear space (m)	Minimum one side space (m)	Minimum space on each side (m)
Low Rise	Ground floor	6.0	65	2.3	-	-
	2	6.0	65	2.3	-	-
	3	6.0	65	3.0	-	-
	4	6.0	65	3.0	-	-
Inter-mediate Rise	5	8.0	65	3.0	2.0	-
	6	10.0	65	4.0	2.0	-
	7	14.0	65	4.0	3.0	-
	8	16.0	65	4.0	3.0	-
Middle Rise	9	22.0	65	5.0	-	2.0
	10	26.0	65	5.0	-	3.0
	11	30.0	65	5.0	-	3.0
	12	30.0	65	5.0	-	3.0
High Rise	13	35.0	50	6.0	-	4.0
	14	35.0	50	6.0	-	4.0
	15-20	40.0	50	6.0	-	6.0
	21 & above	40.0	50	6.0	-	6.0