Special Development Control Regulations for Town Development Scheme for the area of 88.297 Ha in the Village Ramchandi & Barauda of Tehsil Mandir Hasuad in Layer – III of Nava Raipur Atal Nagar

1. Applicability

These Regulations shall be called as "Special Development Control Regulations for Town Development Scheme for the area of 88.297 Ha in the Village Ramchandi & Barauda of Tehsil Mandir Hasuad in Layer – III of Nava Raipur Atal Nagar". These Regulations shall be applicable to regulate an orderly development of the Town Development Scheme described herein above in accordance with the development policies and land use proposals as contained in the Nava Raipur Atal Nagar Development Plan 2031.

These Regulations shall Apply to all the Development of Land, Redevelopment, Construction, Alteration, and demolition of Building in the Town Development Scheme described herein above.

These Regulations shall be duly appended in the provisions of the Nava Raipur Atal Nagar Development Plan 2031.

The other regulations, which are not covered under these regulations, shall be governed by development control regulations for TOD-5 in Layer – I of the Nava Raipur Atal Nagar Development Plan 2031.

2. Sub-division Regulations for this Town Development Scheme

2.1 Town Development Scheme to be TOD Zone

The entire 88.297 Ha of area under this Town Development Scheme is hereby declared as Transit Oriented Development Zone (TOD-5 the primary area within 400m from transit station). All the TOD Regulations provisioned in the Development Control Regulations for Layer I in the Nava Raipur Atal Nagar Development Plan 2031 shall be applicable in the Town Development Scheme described herein above.

2.2 Recreational Open Spaces

Area under recreational open spaces shall be at the rate of at least 10% of the Town Development Scheme Area at the Town Development Scheme Level. Since more than 10% of the Net Planning area of this Town Development Scheme has been reserved for the recreational open spaces, Final Plots in this Town Development Scheme are not subjected to further mandatory reservation for recreational open spaces in case of further sub-division/division/merger of Final Plots or Development of the Final Plots as a Complex of various permissible uses.

However, the Owner/Developer of such Final Plots being sub-divided/divided/merged/developed as above may reserve part of the Final Plot as recreational open space as per their intended permissible use at his own discretion.

Separate Layout Approval shall be mandatory for Sub-division/division/merger of the Final Plots in the Town Development Scheme described herein.

2.3 Buffer from Water Bodies

All the Water Bodies in this Town Development Scheme described herein shall be maintained as Recreational Area with following Green Buffer/no development zone except for development of the Roads and Recreational Open Spaces

- 9 meters from the boundary of the flow of Canals or Lakes or Ponds of Area more than 10 Ha
- 6 meters from the boundary of the flow of Canals or Lakes or Ponds of Area less than 10 Ha
- 2 meters from the boundary of any Nala.

Other regulations pertaining to Water Bodies shall be governed by provisions of **Section 18.7 (4)** of the Nava Raipur Atal Nagar Development Plan 2031

2.4 Division or merger of Final Plots

Division or merger of Final plots shall be allowed, subject to minimum area requirement (as per the Nava Raipur Atal Nagar Development Plan 2031) for the permissible uses herein, without proposing new internal road in the Final Plot, provided that all such divided plots have a frontage facing the proposed road in this Town Development Scheme.

Sub-division of Final Plots for the Plotted Development of any permissible use/activity by proposing new internal road in the Final Plot shall be permitted subject to minimum plot size of 1,000 sqm in any such plotted development.

Note: **Rule 20** of Chattisgarh Nagar thatha Gram Nivesh Niyam 2020 or any other rule in force, for merger and division of Plots which is contrary to this provision, shall not be applicable on merger or division of Final Plots in this Town Development Scheme.

2.5 Other Sub-division Regulations

All the other Sub-division Regulations for the Town Development Scheme described herein shall be as per the provisions of Development Control Regulations for TOD-5 in Layer – I of the Nava Raipur Atal Nagar Development Plan 2031.

3. Regulations for Final Plots

3.1 Permissible Uses

All the uses permissible for Airport Zone under the **Table 18.1** (under **section 18.5.1**) of the Nava Raipur Atal Nagar Development Plan 2031 shall be permissible in the Final Plots in this Town Development Scheme, subject minimum plot size for such uses in the Nava Raipur Atal Nagar Development Plan 2031. Mix of permissible uses is allowed for more than one type of permissible uses in a building or set of buildings which can be a combination of permissible uses in any proportion at the discretion of the Applicant/Plot Owner.

3.2 Minimum Setbacks

The Minimum Setback for any Final Plot on the Boulevard Street, 45m, 30m or 24 wide Road in this Town Development Scheme shall be as per the provisions of **Table 1** below

Table 1 – Minimum Setback for any Final Plot on the Boulevard Street, 45m, 30m or 24 wide Road

SN	Plot Size	Front/Road Side Setback (M)	Side/Rear Setback (M)
1	40 to 120 Sqm	0.0	1.2
2	120 to 250 Sqm	0.0	1.5
3	250 to 500 Sqm	0.0	2.4
4	500 to 1.000 Sqm	0.0	3.0
5	1,000 to 2,000 Sqm	0.0	4.5
6	2,000 to 5,000 Sqm	0.0	6.0
7	5,000 Sqm and Above	0.0	9.0

Note : -

1. Any edge of the final plot facing a public ROW of any road/street shall be considered as "front" or "road side" as the case may be.
2. The main facade(s) of the Buildings in the Final Plots facing the public ROW shall have Minimum 50% of the Frontage as Built to Edge (Plot line) with Active Frontage*.
3. Setback space between the property line and building line or spaces between two buildings shall be left clear of any use other than vehicular circulation (for Entry/Exit), pedestrian & NMT movement. In no case such area shall be used as parking or ramps for basement.
4. Boundary walls along any edge of the Final Plot facing a public open space viz. pathway, road, park etc. shall be prohibited. In case enclosure of Final Plot is required on sides other than front/roadside, translucent fencing shall be used.
5. Side/Rear Setback may be integrated with Side/Rear Setback of adjoining Final Plots and may be used for Accessibility (common vehicular Entry/Exit, pedestrian & NMT movement)

*Active frontages include colonnades, arcades, shop-fronts, entrance doorways, access points, entry/exits and transparent windows of active areas facing the Road/Street. Commercial frontages shall have minimum 50% transparency (un-tinted) at ground floor level. If colonnade or Arcade is provided such Colonnade/Arcade shall be of minimum 3m width and shall be covered at first or higher floor level.

The Minimum Setback for any Final Plot on the 18m or 15 wide Road in this Town Development Scheme shall be as per the provisions of **Table 2** below

Table 2 – Minimum Setback for any Final Plot on the 18m or 15 wide Road

SN	Plot Size	Front/Road Side Setback (M)	Side/Rear Setback (M)
1	40 to 120 Sqm	1.5	0.9
2	120 to 250 Sqm	1.5	1.2
3	250 to 500 Sqm	2.4	1.5
4	500 to 1,000 Sqm	2.4	2.4

SN	Plot Size	Front/Road Side Setback (M)	Side/Rear Setback (M)
5	1,000 to 2,000 Sqm	3.0	3.0
6	2,000 to 5,000 Sqm	3.0	4.5
7	5,000 Sqm and Above	3.0	6.0

Note : -

1. Any edge of the final plot facing a public ROW of any road/street shall be considered as "front" or "road side" as the case may be.
2. The main facade(s) of the Buildings in the Final Plots facing the public ROW shall have Minimum 50% of the Frontage as Built to Edge (Setback line) with Active Frontage*.
3. Front/Road side Setback of the Final plots shall be integrated with the Geometric Design of the Road as Frontage Zone and shall in no case used for vehicle circulation or parking.
4. Setback space between the property line and building line or spaces between two buildings shall be left clear of any use other than vehicular circulation (for Entry/Exit), pedestrian & NMT movement. In no case such area shall be used as parking or ramps for basement.
5. Boundary walls along any edge of the Final Plot facing a public open space viz. pathway, road, park, etc. shall be prohibited. In case enclosure of Final Plot is required on sides other than front/roadside, translucent fencing shall be used.
6. Side/Rear Setback may be integrated with Side/Rear Setback of adjoining Final Plots and may be used for Accessibility (common vehicular Entry/Exit, pedestrian & NMT movement)

*Active frontages include colonnades, arcades, shop-fronts, entrance doorways, access points, entry/exits and transparent windows of active areas facing the Road/Street. Commercial frontages shall have minimum 50% transparency (un-tinted) at ground floor level. If colonnade or Arcade is provided such Colonnade/Arcade shall be of minimum 3m width and shall be covered at first or higher floor level.

3.3 Ground Coverage

The Ground Coverage at first three floors of the Buildings in the Final Plots of this Town Development Scheme shall be permissible up to maximum of 70% subject to Setback requirements. If the Ground Coverage achieved as per the setback requirements in **Clause 3.2** herein is less than 70%, the Ground Coverage achieved as per the Setback requirements shall prevail. First three floors of the proposed buildings may constitute as a Podium. Floors above podium level or third floor onwards shall not have Coverage of more than 40% of the plot size, to ensure a building mass for maximisation of Light and Ventilation.

3.4 FAR & Building Height

The Maximum Permissible FAR for the Final Plots of this Town Development Scheme shall be as per the provisions of **Table 18.6** of the Nava Raipur Atal Nagar Development Plan 2031 based on the Use Premise and Plot Size for TOD-5 as per the respective permissible use in Airport Zone, subject to maximum permissible height as per the NoC from Airport Authority of India.

The Permissible Building Height in the Final Plots of this Town Development Scheme shall be as per the mandatory NoC from Airport Authority of India.

The Minimum FAR provision applicable in Layer-I & III through provisions of Nava Raipur Atal Nagar Development Plan 2031 shall not be applicable for Final Plots in this Town Development Scheme.

3.5 Parking Standards

The Parking Standards for Development of the Final plots in this Town Development Scheme shall be as per the **Section 15.5.3.2** of the Nava Raipur Atal Nagar Development Plan 2031. Parking shall be calculated based on the Mix of permissible uses in terms of Built-up area under those permissible uses and their respective ECS per 100 Sqm provided in **Table 18.5b** of the Nava Raipur Atal Nagar Development Plan 2031.

3.6 Digital Connectivity

Every building in this Town Development Scheme having Built-up Area of more than 3,000 Sqm shall mandatorily design, install, and maintain In-Building Solutions (IBS) and Digital Connectivity Infrastructure (DCI) in strict compliance with the Telecom Regulatory Authority of India (TRAI) Regulations on Rating of Properties for Digital Connectivity and Part 8, Section 6 of the National Building Code of India (NBC).

3.7 Other Regulations

All the other Development Control Regulations, for Final Plots in this Town Development Scheme, which are not covered in this Special DCR, shall be as per the provisions of Development Control Regulations for TOD-5 in Layer – I as per the Nava Raipur Atal Nagar Development Plan 2031.