


राजस्थान सरकार
नगरीय विकास एवं आवासन विभाग

विषय :- डवलपमेन्ट कन्ट्रोल रेग्यूलेशन के प्रारूप को विभागीय वेबसाइट पर अपलोड किये जाने बाबत।

उपरोक्त विषयान्तर्गत निर्देशानुसार डवलपमेन्ट कन्ट्रोल रेग्यूलेशन के प्रारूप पर आमजन से आपत्ति/सुझाव आमंत्रित किये जाने हेतु विभागीय वेबसाइट पर अपलोड किये जाने का श्रम करे। सॉफ्ट कॉपी ई-मेल द्वारा प्रेषित की जा रही है। वेबसाइट के होम पेज पर यह अंकित किया जाना है कि "डवलपमेन्ट कन्ट्रोल रेग्यूलेशन के प्रारूप पर आपत्ति/सुझाव दिनांक 15.09.2017 सांय 5.00 बजे तक अतिरिक्त मुख्य नगर नियोजक (पूर्व), नगर नियोजन विभाग, जे.एल.एन. मार्ग, जयपुर अथवा ईमेल द्वारा udh@rajasthan.gov.in पर भी प्रेषित किये जा सकते है।

udh@rajasthan.gov.in


(अर्जुन राम चौधरी)
संयुक्त शासन सचिव-द्वितीय

वरिष्ठ उप शासन सचिव,

नगरीय विकास विभाग, राजस्थान।

अ.शा.टीप. क्रमांक प.18(13)नविवि/जयपुर/2016

जयपुर, दिनांक :- 4 SEP 2017.

DEVELOPMENT CONTROL REGULATIONS

1.0 Uses Permitted in Residential landuse					
<u>S.No.</u>	<u>Uses/Activities</u>	<u>Minimum Road Width</u> (Town Population as per latest census)			<u>Technical Parameters</u>
		Up to 1.0 Lac	More than one Lac Except Jaipur, Jodhpur, Ajmer, Bikaner, Kota, and Mount Abu	Major cities (Jaipur, Jodhpur, Ajmer, Bikaner, Kota)	
1.1 Residential					
1	Plotted development	As per Township Policy & Prevailing Building Regulation/Byelaws			Minimum area & Layout plan as per Township Policy
2	Flats/Group Housing	As per Township Policy & Prevailing Building Regulation/Byelaws			As per Building Byelaws
3	Farm house	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min Area- 2500 sq.m. (For scheme having more than one unit should have min 18.0 M road)

DEVELOPMENT CONTROL REGULATIONS

1.2 Commercial					
1	General Shops/ Convenient Shops/Local Shopping Center / Informal shops	9.0 Mtr	12.0 Mtr	12.0 Mtr	Minimum Area 500 sq.m., Layout of shops to be approved with provision for parking and facilities as per rules/norms.
2	ATM	9.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
3	GYM	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 500 Sq.m.
4	Banquet Hall	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 2000 sq.m.
5	Marriage Hall/Barat ghar	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 2000 sq.m.
6	Restaurant	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 300 Sq.m.
7	Bank/Financial institutions	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 500 Sq.m. for towns up to 1 lac population and Min. area - 750 Sq.m. for other towns
8	Vending booth/dairy Booth	9.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
9	Fuel Station	18.0 Mtr	24.0 Mtr	24.0 Mtr	As per Building Byelaws
10	Professional Consultancy	9.0 Mtr	9.0 Mtr	9.0 Mtr	Min area 225sq.m. (Maximum up to 50% of built up area)

DEVELOPMENT CONTROL REGULATIONS

1.3	Public and Semi Public				
1.3.1	Education				
1	Crèche/Nursery school	9.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area - 500 Sq.m.or As per requirement of education-al department
2	Up to Primary Education	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area - 1000 Sq.m.or As per requirement of education-al department
3	Secondary Education	18.0 Mtr	24.0 Mtr	24.0 Mtr	3000 sq.m. or As per requirement of education-al department
4	Senior secondary Education	18.0 Mtr	24.0 Mtr	24.0 Mtr	4000 sq.m or As per requirement of education-al department
1.3.2	Health				
1	Yoga center/Naturo Pethi center	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area - 350 Sq.m. for towns up to 1 lac population and Min. area - 500 Sq.m. for other towns
2	Govt. Dispensaries /Public Health Center	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per Requirement
3	Nursing Home up to 20 beds	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 750 Sq.m.
4	Clinical Laboratories	18.0 Mtr	18.0 Mtr	24.0 Mtr	Min. area -500 Sq.m.

DEVELOPMENT CONTROL REGULATIONS

5	Day Care center	9.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area -500 Sq.m.
6	Clinic	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area -150 Sq.m.
1.3.3 Others					
1	Community Center/Social welfare center	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 1000 Sq.m. for towns up to 1 lac population and Min. area - 1500 Sq.m. for other towns
2	Library	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min area - 162 sq.m.
3	Old age homes/Care Center for Physically/Mentally/Challenged/working Women Hostel	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min area - 225 sq.m.
4	Public Utility Building/Premises (Water Supply, Sanitation, Electricity, Telecommunication, etc.)				As per requirement of concern department
5	Clubs	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 750 Sq.m. for towns up to 1 lac population and Min. area - 1000 Sq.m. for other towns
6	Religious premises	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min area - 500 sq.m.
7	Post Office/Telephone exchange	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement of concern department

DEVELOPMENT CONTROL REGULATIONS

8	Government / Semi Government offices	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
9	Police Post	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement of concern department
10	Police Thana	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
11	Night shelter	9.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement of concern department
12	Music Dance and Drama Training Institute	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 500 sq.m.
13	House Hold Industries	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min area - 500 sq.m.
14	Aanganwari	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement of concern department
15	Dharamshala / Hostel / Boarding & lodging House	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 500 sq.m.
16	Guest house	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min area - 500 sq.m. (Maximum up to 10 rooms)
17	Fire Post/ Fire station	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
18	Cremation/Burial ground	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement

DEVELOPMENT CONTROL REGULATIONS

1.4 Transport					
1	Bus Stop	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement
2	Auto stand/Taxi stand	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement
3	Cycle rickshaw/Cycle/Cart stand	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
4	Parking Lot	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement
1.5 Recreational					
1	Park/play Ground / Nursery / Orchard	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement

DEVELOPMENT CONTROL REGULATIONS

2 Uses Permitted in Commercial landuse (Including Warehousing/Wholesale Business/City center/District center)					
<u>S.No.</u>	<u>Uses/Activities</u>	<u>Minimum Road Width</u> (Town Population as per latest census)			<u>Technical Parameters</u>
		Up to 1.0 Lac	More than one Lac Except Jaipur, Jodhpur, Ajmer, Bikaner, Kota, and Mount Abu	Major cities (Jaipur, Jodhpur, Ajmer, Bikaner, Kota)	
2.1 Residential					
1	Flats/Group Housing	As per Township Policy & Prevailing Building Regulation/Byelaws			As per Building Byelaws
2	Farm house	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min Area- 2500 sq.m. (For scheme having more than one unit should have min 18.0 M road)

DEVELOPMENT CONTROL REGULATIONS

2.2 Commercial					
1	General Shops/ Convenient Shops/Local Shopping Center / Informal shops	9.0 Mtr	12.0 Mtr	12.0 Mtr	Minimum Area 500 sq.m., Layout of shops to be approved with provision for parking and facilities as per rules/norms.
2	ATM	9.0 Mtr	12.0 Mtr	12.0 Mtr	As per Requirement
3	GYM	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 500 Sq.m.
4	Banquet Hall	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 2000 sq.m.
5	Marriage Hall/Barat ghar	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 2000 sq.m.
6	Restaurant	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 300 Sq.m.
7	Bank/Financial institutions	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 500 Sq.m. for towns up to 1 lac population and Min. area - 750 Sq.m. for other towns
8	Vending booth/dairy Booth	9.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
9	Work shop/Garages	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 500 sq.m.
10	Ware Housing	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 500 sq.m.
11	Hotel	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 750 sq.m.

DEVELOPMENT CONTROL REGULATIONS

12	Resort	18.0 Mtr	18.0 Mtr	18.0 Mtr	Resort Min area - 8000 sq.m.,
13	Motel	18.0 Mtr	18.0 Mtr	18.0 Mtr	Motel Min area-4000 sq.m
14	Miniplex	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 600 sq.m.
15	Cinema/Multiplex	24.0 Mtr	24.0 Mtr	30.0 Mtr	Min. area - 1500 Sq.m.
16	Private offices	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 400 sq.m.
17	commercial complex	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per Building Byelaws
18	Gas Godown	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 500 sq.m.
19	Whole Sale Business Establishment	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 750 sq.m.
20	weight bridges	18.0 Mtr	24.0 Mtr	24.0 Mtr	As per RIICO Norms
21	Fuel Station	18.0 Mtr	24.0 Mtr	24.0 Mtr	As per requirement of concern department
22	Junk Yard	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 500 sq.m.
2.3	Public and Semi Public				
2.3.1	Education				
1	Crèche/Nursery school	9.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area - 500 Sq.m.or As per requirement of education-al department

DEVELOPMENT CONTROL REGULATIONS

2	Up to Primary Education	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area - 1000 Sq.m.or As per requirement of education-al department
3	Secondary Education	18.0 Mtr	18.0 Mtr	18.0 Mtr	3000 sq.m. or As per requirement of educational department
4	Senior secondary Education	18.0 Mtr	18.0 Mtr	18.0 Mtr	4000 sq.m or As per requirement of educational department
5	Vocational/Technical Training institute, Research and Development center	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 1000 sq.m.
6	Coaching centers/Institutes	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min area - 300 sq.m.
2.3.2 Health					
1	Yoga Center/Naturopethi center	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area -350 Sq.m. for towns up to 1 lac population and Min. area - 500 Sq.m. for other towns
2	Govt. Dispensaries /Public Health Center	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
3	Nursing Home up to 20 beds	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 750 Sq.m.
4	Clinical Laboratories	18.0 Mtr	18.0 Mtr	24.0 Mtr	Min. area -500 Sq.m.
5	Day Care center	9.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area -500 Sq.m.

DEVELOPMENT CONTROL REGULATIONS

6	Clinic	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area -150 Sq.m.
7	Hospital	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min. area - 2500 Sq.m. for towns up to 1 lac population and Min. area - 5000 Sq.m. for other towns
2.3.3 Others					
1	Auditorium without cinema	18.0 Mtr	24.0 Mtr	30.0 Mtr	Min area - 1500 sq.m.
2	Community Center/Social welfare center	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 1000 Sq.m. for towns up to 1 lac population and Min. area - 1500 Sq.m. for other towns
3	Art/Exhibition Center	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 1000 sq.m.
4	Library	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min area - 162.0 sq.m.
5	Old age homes/Care Center for Physically/ Mentally/ Challenged/ working Women Hostel	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min area - 225 sq.m.
6	Public Utility Building/Premises (Water Supply, Sanitation, Electricity, Telecommunication, etc)	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department

DEVELOPMENT CONTROL REGULATIONS

7	Clubs	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 750 Sq.m. for towns up to 1 lac population and Min. area - 1000 Sq.m. for other towns
8	Religious premises	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min area - 500 sq.m.
9	Post Office/Telephone exchange	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement of concern department
10	Government / Semi Government offices	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
11	Police Post	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement of concern department
12	Police Thana	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
13	Night shelter	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement of concern department
14	Music Dance and Drama Training Institute	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 750 sq.m.
15	House Hold Industries	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 500 sq.m.
16	Aanganwari	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement of concern department
17	Dharamshala / Hostel / Boarding & lodging House	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 500 sq.m.
18	Guest house	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min area - 400 sq.m.
19	Fire Post/ Fire station	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department

DEVELOPMENT CONTROL REGULATIONS

20	Indoor Stadium	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 2500 sq.m.
21	Outdoor Stadium	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 20000 sq.m.
22	Convention center	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 2500 sq.m.
23	Open air Theater	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 5000 sq.m.
24	Truck/Bus Terminals	18.0 Mtr	24.0 Mtr	30.0 Mtr	As per requirement of concern department
25	Motor driving and training center	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 1000 sq.m.
26	Cremation/Burial ground	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
2.4	Transport				
1	Bus Stop	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement
2	Auto stand/Taxi stand	12.0 Mtr	12.0 Mtr	18.0 Mtr	As per requirement
3	Cycle rickshaw/Cycle/Cart stand	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
4	Bus Depot	24.0 Mtr	30.0 Mtr	30.0 Mtr	As per requirement
2.5	Recreational				
1	Park/play Ground / Nursery / Orchard	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement

DEVELOPMENT CONTROL REGULATIONS

3 Uses Permitted in Industrial landuse (Small and medium scale industries)					
<u>S.No.</u>	<u>Uses/Activities</u>	<u>Minimum Road Width</u> (Town Population as per latest census)			<u>Technical Parameters</u>
		Up to 1.0 Lac	More than one Lac Except Jaipur, Jodhpur, Ajmer, Bikaner, Kota, and Mount Abu	Major cities (Jaipur, Jodhpur, Ajmer, Bikaner, Kota)	
3.1 Residential					
1	Affordable Housing for EWS/LIG as per CMJAY and orders issued by Government time to time				As Per CMJAY
3.2 Commercial					
1	General Shops/ Convenient Shops/Local Shopping Center / Informal shops	9.0 Mtr	12.0 Mtr	12.0 Mtr	Minimum Area 500 sq.m., Layout of shops to be approved with provision for parking and facilities as per rules/norms.

DEVELOPMENT CONTROL REGULATIONS

2	ATM	9.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
3	GYM	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area - 500 Sq.m.
4	Banquet Hall	18.0 Mtr	24.0 Mtr	30.0 Mtr	Min area - 2000 sq.m.
5	Marriage Hall/Barat ghar	18.0 Mtr	24.0 Mtr	30.0 Mtr	Min area - 2000 sq.m.
6	Restaurant	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 300 Sq.m.
7	Bank/Financial institutions	12.0 Mtr	12.0 Mtr	18.0 Mtr	Min. area - 500 Sq.m. for towns up to 1 lac population and Min. area - 750 Sq.m. for other towns
8	Vending booth/dairy Booth	9.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
9	Work shop/Garages	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 500 sq.m.
10	Ware Housing/Godowns	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 500 sq.m.
11	Hotel	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 750 sq.m.
12	Resort	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 8000 sq.m.,
13	Motel	18.0 Mtr	18.0 Mtr	18.0 Mtr	Motel Min area-4000 sq.m
14	Miniplex	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 600 sq.m.
15	Cinema/Multiplex	18.0 Mtr	24.0 Mtr	30.0 Mtr	Min. area - 1500 Sq.m.
16	Private offices	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 400 sq.m.

DEVELOPMENT CONTROL REGULATIONS

17	commercial complex	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per Building Byelaws
18	Gas Godown	18.0 Mtr	18.0 Mtr	24.0 Mtr	Min area - 500 sq.m.
19	Whole Sale Business Establishment	12.0 Mtr	18.0 Mtr	18.0 Mtr	
20	weight bridges	18.0 Mtr	24.0 Mtr	24.0 Mtr	As per RIICO Norms
21	Fuel Station	18.0 Mtr	24.0 Mtr	24.0 Mtr	As per requirement of concern department
22	Junk Yard	18.0 Mtr	24.0 Mtr	30.0 Mtr	Min area - 500 sq.m.
3.3	Public and Semi Public				
3.3.1	Education				
1	Crèche/Nursery school	9.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area - 500 Sq.m.or As per requirement of education-al department
2	Vocational/Technical Training institute, Research and Development center	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 1000 sq.m.
3	Coaching centers/Institutes	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 300 sq.m.
4	Colleges/Professional/Medical /Engineering College/ITI	24.0 Mtr	30.0 Mtr	30.0 Mtr	As per norms
5	University	24.0 Mtr	30.0 Mtr	30.0 Mtr	As per norms

DEVELOPMENT CONTROL REGULATIONS

3.3.2 Health					
1	Govt. Dispensaries /Public Health Center	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
2	Nursing Home up to 20 beds	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 750 Sq.m.
3	Clinic	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area -150 Sq.m.
4	Hospital	24.0 Mtr	24.0 Mtr	24.0 Mtr	Min. area - 2500 Sq.m. for towns up to 1 lac population and Min. area - 5000Sq.m. for other towns
3.3.3 Others					
1	Auditorium without cinema	18.0 Mtr	24.0 Mtr	30.0 Mtr	Min area - 1500 sq.m.
2	Community Center/Social welfare center	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 1000 Sq.m. for towns up to 1 lac population and Min. area - 1500 Sq.m. for other towns
3	Art/Exhibition Center	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 1000 sq.m.
4	Library	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min area - 162.0 sq.m.
5	working Women Hostel	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min area - 225 sq.m.

DEVELOPMENT CONTROL REGULATIONS

6	Public Utility Building/Premises (Water Supply, Sanitation, Electricity, Telecommunication, etc)	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
7	Clubs	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 750 Sq.m. for towns up to 1 lac population and Min. area - 1000 Sq.m. for other towns
8	Religious premises	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min area - 500 sq.m.
9	Post Office/Telephone exchange	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement of concern department
10	Government / Semi Government offices	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
11	Police Post	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement of concern department
12	Police Thana	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
13	Night shelter	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement of concern department
14	House Hold Industries	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 500 sq.m.
15	Aanganwari	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement of concern department

DEVELOPMENT CONTROL REGULATIONS

16	Dharamshala, Guest house/Hostel/Boarding & lodging House/Social welfare center	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 500 sq.m.
17	Fire Post/ Fire station	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
18	Indoor Stadium	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 2500 sq.m.
19	Outdoor Stadium	18.0 Mtr	24.0 Mtr	30.0 Mtr	Min area - 20000 sq.m.
20	Convention center	18.0 Mtr	24.0 Mtr	30.0 Mtr	Min area - 2500 sq.m.
21	Open air Theater	18.0 Mtr	24.0 Mtr	30.0 Mtr	Min area - 5000 sq.m.
22	Truck/Bus Terminals	18.0 Mtr	24.0 Mtr	30.0 Mtr	As per requirement of concern department
23	Motor driving and training center	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 1000 sq.m.
3.4	Industries				
1	small scale and medium scale industries except large scale industries, red category industries, mining and extractive industries	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per norms of Industries Department/RIICO
2	Agro base industries	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per norms of Industries Department/RIICO

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3	cottage industries	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per norms of Industries Department/RIICO
3.5	Transport				
1	Bus Stop	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement
2	Auto stand/Taxi stand	12.0 Mtr	12.0 Mtr	18.0 Mtr	As per requirement
3	Cycle rickshaw/Cycle/Cart stand	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
4	Bus Depot	24.0 Mtr	30.0 Mtr	30.0 Mtr	As per requirement
3.6	Recreational				
1	Park/play Ground/ Nursery/Orchard	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement

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4 Uses Permitted in Public and Semi Public landuse (Educational, Health, OCF, PU, Institutional)					
<u>S.No.</u>	<u>Uses/Activities</u>	<u>Minimum Road Width</u> (Town Population as per latest census)			<u>Technical Parameters</u>
		Up to 1.0 Lac	More than one Lac Except Jaipur, Jodhpur, Ajmer, Bikaner, Kota, and Mount Abu	Major cities (Jaipur, Jodhpur, Ajmer, Bikaner, Kota)	
4.1 Residential					
1	Affordable Housing for EWS/LIG as per CMJAY and orders issued by Government time to time				As Per CMJAY
4.2 Public and Semi public					
4.2.1 Education					
1	Crèche/Nursery school	9.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area - 500 Sq.m.or As per requirement of educational department

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2	Up to Primary Education	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area - 1000 Sq.m. or As per requirement of educational department
3	Secondary Education	18.0 Mtr	18.0 Mtr	18.0 Mtr	3000 sq.m. or As per requirement of educational department
4	Senior secondary Education	18.0 Mtr	18.0 Mtr	18.0 Mtr	4000 sq.m or As per requirement of educational department
5	Vocational/Technical Training institute, Research and Development center	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 1000 sq.m.
6	College/Professional/Medical/Engineering College/ITI	24.0 Mtr	30.0 Mtr	30.0 Mtr	As per norms
7	University	24.0 Mtr	30.0 Mtr	30.0 Mtr	As per norms
4.2.2	Health				
1	Yoga Center/Naturopethi center	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area -350 Sq.m. for towns up to 1 lac population and Min. area - 500 Sq.m. for other towns
2	Govt. Dispensaries /Public Health Center	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
3	Nursing Home up to 20 beds	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 750 Sq.m.
4	Clinical Laboratories	18.0 Mtr	18.0 Mtr	24.0 Mtr	Min. area -500 Sq.m.

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5	Day Care Center	9.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area -500 Sq.m.
6	Clinic	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area -150 Sq.m.
7	Hospital	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min. area - 2500 Sq.m. for towns up to 1 lac population and Min. area - 5000Sq.m. for other towns
8	Veterinary hospital for pet animals & birds	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement
4.2.3	Others				
1	Auditorium without cinema	24.0 Mtr	24.0 Mtr	30.0 Mtr	Min area - 1500 sq.m.
2	Community Center/Social welfare center	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 1000 Sq.m. for towns up to 1 lac population and Min. area - 1500 Sq.m. for other towns
3	Art/Exhibition Center	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 1000 sq.m.
4	Library	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min area - 162.0 sq.m.
5	Old age homes/Care Center for Physically / Mentally / Challenged / working Women Hostel	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min area - 225 sq.m.

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6	Public Utility Building/Premises (Water Supply, Sanitation, Electricity, Telecommunication, etc.)	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
7	Clubs	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 750 Sq.m. for towns up to 1 lac population and Min. area - 1000 Sq.m. for other towns
8	Religious premises	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min area - 500 sq.m.
9	Post Office/Telephone exchange	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement of concern department
10	Government / Semi Government offices	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
11	Police Post	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement of concern department
12	Police Thana	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
13	Night shelter	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement of concern department
14	Music Dance and Drama Training Institute	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 750 sq.m.
15	House Hold Industries	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 500 sq.m.
16	Aanganwari	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement of concern department

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17	Dharamshala, Guest house/Hostel/Boarding & lodging House/Social welfare center	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 500 sq.m.
18	Fire Post/ Fire station	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
19	Convention center	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 2500 sq.m.
20	Open air Theater	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 5000 sq.m.
21	Indoor Stadium	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 2500 sq.m.
22	Outdoor Stadium	18.0 Mtr	24.0 Mtr	30.0 Mtr	Min area - 20000 sq.m.
23	Planetarium	18.0 Mtr	24.0 Mtr	30.0 Mtr	As per requirement
24	Trade fair ground	18.0 Mtr	24.0 Mtr	30.0 Mtr	As per requirement
25	Disaster Management center	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement
26	Motor driving and training center	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 1000 sq.m.
27	Jail	18.0 Mtr	24.0 Mtr	24.0 Mtr	As per Requirement of concern department
28	Police line/Defense force	18.0 Mtr	24.0 Mtr	30.0 Mtr	As per requirement

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4.3 Transport					
1	Bus Stop	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement
2	Auto stand/Taxi stand	12.0 Mtr	12.0 Mtr	18.0 Mtr	As per requirement
3	Cycle rickshaw/Cycle/Cart stand	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
4	Bus Depot	24.0 Mtr	30.0 Mtr	30.0 Mtr	As per requirement
4.4 Recreational					
1	Park/Playground/Nursery/ Orchard	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement
2	Botanical Garden	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
3	Zoological garden / Aquarium	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement

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5 Uses Permitted in Tourist facility landuse (Except Mela Ground)					
S.No.	Uses/Activities	<u>Minimum Road Width</u> (Town Population as per latest census)			<u>Technical Parameters</u>
		Up to 1.0 Lac	More than one Lac Except Jaipur, Jodhpur, Ajmer, Bikaner, Kota, and Mount Abu	Major cities (Jaipur, Jodhpur, Ajmer, Bikaner, Kota)	
5.1 Residential					
a	Affordable Housing for EWS/LIG as per CMJAY and orders issued by Government time to time				
5.2 Commercial					
1	Hotel	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 750 sq.m.
2	Resort	18.0 Mtr	18.0 Mtr	18.0 Mtr	Resort Min area - 8000 sq.m.,
3	Motel	18.0 Mtr	18.0 Mtr	18.0 Mtr	Motel Min area - 4000 sq.m

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5.3 Public and Semi public					
1	Health Tourism	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min Area- 10000 sq.m.
2	Educational Tourism	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min Area- 10000 sq.m.
1	Art and Exhibition center	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 1000 sq.m.
2	Indoor Stadium	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 2500 sq.m.
3	Outdoor Stadium	18.0 Mtr	24.0 Mtr	30.0 Mtr	Min area - 20000 sq.m.
4	Community Center/Social welfare center	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 1000 Sq.m. for towns up to 1 lac population and Min. area - 1500 Sq.m. for other towns
5	Clubs	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 750 Sq.m. for towns up to 1 lac population and Min. area - 1000 Sq.m. for other towns
6	Open Air Theater	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 5000 sq.m.
7	Trade Fair Ground/Mela Ground	18.0 Mtr	24.0 Mtr	30.0 Mtr	As per requirement
5.4 Transport					
1	Bus Stop	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement

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2	Auto stand/Taxi stand	12.0 Mtr	12.0 Mtr	18.0 Mtr	As per requirement
3	Cycle rickshaw/Cycle/Cart stand	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
5.5	Recreational				
1	Park/Playground/Nursery/Orchard	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement
2	Botanical Garden	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
3	Zoological garden / Aquarium	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement

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6 Uses Permitted in Government and Semi Government landuse					
<u>S.No.</u>	<u>Uses/Activities</u>	<u>Minimum Road Width</u> (Town Population as per latest census)			<u>Technical Parameters</u>
		Up to 1.0 Lac	More than one Lac Except Jaipur, Jodhpur, Ajmer, Bikaner, Kota, and Mount Abu	Major cities (Jaipur, Jodhpur, Ajmer, Bikaner, Kota)	
6.1 Residential					
	Affordable Housing for EWS/LIG as per CMJAY and orders issued by Government time to time				
6.2 Public and Semi Public					
6.2.1 Education					
1	Crèche/Nursery school	9.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area - 500 Sq.m.or As per requirement of education-al department
1	Up to Primary Education	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area - 1000 Sq.m.or As per requirement of education-al department

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2	Secondary Education	18.0 Mtr	18.0 Mtr	18.0 Mtr	3000 sq.m. or As per requirement of educational department
3	Senior secondary Education	18.0 Mtr	18.0 Mtr	18.0 Mtr	5000 sq.m or As per requirement of educational department
4	Vocational/Technical Training institute, Research and Development center	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 1000 sq.m.
6	College/Professional/Medical/Engineering College/ITI	24.0 Mtr	30.0 Mtr	30.0 Mtr	As per norms
7	University	24.0 Mtr	30.0 Mtr	30.0 Mtr	As per norms
6.2.2	Health				
1	Yoga center/Naturopethi center	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area -350 Sq.m. for towns up to 1 lac population and Min. area - 500 Sq.m. for other towns
2	Dispensaries /Public Health Center	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
3	Nursing Home up to 20 beds	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 750 Sq.m.
4	Clinical Laboratories	18.0 Mtr	18.0 Mtr	24.0 Mtr	Min. area -500 Sq.m.
5	Day Care & Crèche	9.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area -500 Sq.m.

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6	Clinic	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min. area -150 Sq.m.
7	Hospital	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min. area - 2500 Sq.m. for towns up to 1 lac population and Min. area - 5000Sq.m. for other towns
8	Veterinary hospital for pet animals & birds	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement
6.2.3 Others					
1	Auditorium without cinema	24.0 Mtr	24.0 Mtr	30.0 Mtr	Min area - 1500 sq.m.
2	Open Air Theater	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 5000 sq.m.
3	Trade Fair Ground/Mela Ground	18.0 Mtr	24.0 Mtr	30.0 Mtr	As per requirement
4	Indoor Stadium	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 2500 sq.m.
5	Outdoor Stadium	18.0 Mtr	24.0 Mtr	30.0 Mtr	Min area - 20000 sq.m.
6	Convention center	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 2500 sq.m.
7	Planetarium	18.0 Mtr	24.0 Mtr	30.0 Mtr	As per requirement
9	Disaster Management center	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement
10	Community Center	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 1000 Sq.m. for towns up to 1 lac population and Min. area - 1500 Sq.m. for other towns

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11	Art/Exhibition Center	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 1000 sq.m.
12	Library	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min area - 162.0 sq.m.
13	Old age homes/Care Center for Physically/Mentally/Challenged/working Women Hostel	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min area - 225 sq.m.
14	Public Utility Building/Premises (Water Supply, Sanitation, Electricity, Telecommunication)	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
15	Clubs	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min. area - 750 Sq.m. for towns up to 1 lac population and Min. area - 1000 Sq.m. for other towns
16	Religious premises	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min area - 500 sq.m.
17	Post Office/Telephone exchange	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement of concern department
18	Government / Semi Government offices	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
19	Museum	24.0 Mtr	24.0 Mtr	24.0 Mtr	As per requirement of concern department
20	Police Post	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement of concern department
21	Police Thana	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department

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22	Night shelter	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement of concern department
23	Music Dance and Drama Training Institute	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 750 sq.m.
24	Aanganwari	9.0 Mtr	9.0 Mtr	9.0 Mtr	Min area - 500 sq.m.
25	Dharamshala, Guest house/Hostel/Boarding & lodging House/Social welfare center	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
26	Fire Post/ Fire station	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
27	Jail	18.0 Mtr	24.0 Mtr	24.0 Mtr	As per requirement of concern department
28	Police line/Defense force	18.0 Mtr	24.0 Mtr	30.0 Mtr	As per requirement of concern department
6.3	Transport				
1	Bus Stop	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement
2	Auto stand/Taxi stand	12.0 Mtr	12.0 Mtr	18.0 Mtr	As per requirement
3	Cycle rickshaw/Cycle/Cart stand	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
6.4	Recreational				
1	Park	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement

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2	Nursary/Orchard	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement
3	Botanical Garden	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement

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7 Uses Permitted in Peripheral Control belt, Agricultural belt, Rural Belt landuse					
<u>S.No.</u>	<u>Uses/Activities</u>	<u>Minimum Road Width</u> (Town Population as per latest census)			<u>Technical Parameters</u>
		Up to 1.0 Lac	More than one Lac Except Jaipur, Jodhpur, Ajmer, Bikaner, Kota, and Mount Abu	Major cities (Jaipur, Jodhpur, Ajmer, Bikaner, Kota)	
7.1 Residential					
1	Affordable Housing for EWS/LIG as per CMJAY and orders issued by Government time to time				CMJAY
2	Farm house	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min Area- 2500 sq.m. (For scheme having more than one unit should have min 18.0 M road)
7.2 Other activities					
1	Health facilities	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min Area- 20000 sq.m.

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2	Education facilities	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min Area- 20000 sq.m.
3	Marriage Garden	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min Area- 10000 sq.m.
4	Agro base industries	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement
5	Public utilities related to gas/Oil supply, water supply, sanitation and electricity etc.	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement
6	Government and semi Government public/Social infrastructure and facilities for the village abadi within 500 mtr of notified abadi area	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement
7	Village abadi extension	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement
8	Brick kiln /Lime kiln	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per norms of RPCB
9	Resorts	18.0 Mtr	18.0 Mtr	18.0 Mtr	Resort Min area - 8000 sq.m.,
10	Motel	18.0 Mtr	18.0 Mtr	18.0 Mtr	Motel Min area-4000 sq.m
11	Petrol Pump/Gas filling station	18.0 Mtr	24.0 Mtr	24.0 Mtr	As per requirement of concern department
12	Weigh bridges	18.0 Mtr	24.0 Mtr	24.0 Mtr	As per RIICO Norms
13	Gas/Kerosene Godown	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min Area- 500 Sq.m.

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14	Large Scale/Extractive industries	18.0 Mtr	24.0 Mtr	24.0 Mtr	As per requirement of concern department
15	Bus Depot/Container Depot	24.0 Mtr	30.0 Mtr	30.0 Mtr	As per requirement of concern department
16	Petrol / Oil Depot	24.0 Mtr	30.0 Mtr	30.0 Mtr	As per requirement of concern department
17	Jail	18.0 Mtr	24.0 Mtr	24.0 Mtr	As per requirement of concern department
18	Police line/Defense force	18.0 Mtr	24.0 Mtr	30.0 Mtr	As per requirement of concern department
19	Dairy/Poultry Farming	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement
20	Outdoor Stadium	18.0 Mtr	24.0 Mtr	30.0 Mtr	Min area - 20000 sq.m.
21	Indoor stadium	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 2500 sq.m.
22	Open Air Theater	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 5000 sq.m.
23	Play ground	9.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
24	Traffic park	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 10000 sq.m.
25	Dairy booth	9.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
26	Fire post/Fire Station	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
27	Police Post	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement of concern department
28	Police Thana	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department

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29	Sport training institute	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement
30	Motor driving and training center	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 1000 sq.m.
31	Cold storage /Chilling Plant	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 500 sq.m.
32	Agro service center	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 500 sq.m.
33	Amusement Park/water Park	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 10000 sq.m.
34	Storage of Explosive Material	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 1500 sq.m.
7.3	Transport				
1	Bus Stop	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement
2	Auto stand/Taxi stand	12.0 Mtr	12.0 Mtr	18.0 Mtr	As per requirement
3	Cycle rickshaw/Cycle/Cart stand	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
7.4	Recreational				
1	Park	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement
2	Nursery/Orchard	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement
3	Botanical Garden	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
4	Zoological garden / Aquarium	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement

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8 Uses Permitted in Highway Development Control Zone					
<u>S.No.</u>	<u>Uses/Activities</u>	<u>Minimum Road Width</u> (Town Population as per latest census)			<u>Technical Parameters</u>
		Up to 1.0 Lac	More than one Lac Except Jaipur, Jodhpur, Ajmer, Bikaner, Kota, and Mount Abu	Major cities (Jaipur, Jodhpur, Ajmer, Bikaner, Kota)	
8.1 Residential					
1	Integrated Residential Township	24.0 Mtr	24.0 Mtr	30.0 Mtr	
2	Group Housing	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min Area- 2.0 Ha
3	Affordable Housing for EWS/LIG as per CMJAY and orders issued by Government time to time				CMJAY
4	Farm house	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min Area- 2500 sq.m. (For scheme having more than one unit should have min 18.0 M road)

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8.2	Other activities				
1	Health facilities	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min Area- 20000 sq.m.
2	Education facilities	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min Area- 20000 sq.m.
3	General Commercial	18.0 Mtr	24.0 Mtr	30.0 Mtr	Min Area- 0.5 Ha
4	Marriage Garden	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min Area- 10000 sq.m.
5	Agro base industries	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement
6	Public utilities related to gas/Oil supply, water supply, sanitation and electricity etc.	9.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
7	Government and semi Government public/Social infrastructure and facilities for the village abadi within 500 mtr of notified abadi area	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement
8	Village abadi extension	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement
9	Hotel/Motel/Resorts/Tourism Facility	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min Area- 1.0 Ha
10	Water park/Amusement Park	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min Area- 1.0 Ha
11	Petrol Pump/Gas filling station	18.0 Mtr	24.0 Mtr	30.0 Mtr	As per requirement of concern department

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12	Weigh bridges	18.0 Mtr	24.0 Mtr	24.0 Mtr	As per RIICO Norms
13	Gas Godown	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min Area- 500 sq.m.
14	Bus Depot/Container Depot	24.0 Mtr	30.0 Mtr	30.0 Mtr	As per requirement of concern department
15	Petrol / Oil Depot	24.0 Mtr	30.0 Mtr	30.0 Mtr	As per requirement of concern department
16	Jail	18.0 Mtr	24.0 Mtr	24.0 Mtr	As per requirement of concern department
17	Police line/Defense force	18.0 Mtr	24.0 Mtr	30.0 Mtr	As per requirement of concern department
18	Dairy/Poultry Farming	12.0 Mtr	18.0 Mtr	18.0 Mtr	
19	Outdoor Stadium	18.0 Mtr	24.0 Mtr	30.0 Mtr	Min area - 20000 sq.m.
20	Indoor stadium	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 2500 sq.m.
21	Open Air Theater	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 5000 sq.m.
22	Play ground	9.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
23	Traffic park	12.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 10000 sq.m.
24	Dairy booth	9.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
25	Fire post/Fire Station	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
26	Police Post	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement of concern department

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27	Police Thana	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
28	Sport training institute	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement
29	Motor driving and training center	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 1000 sq.m.
30	cold storage /Chilling Plant	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 500 sq.m.
31	Agro service center	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min area - 500 sq.m.
8.3	Transport				
1	Bus Stop	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement
2	Auto stand/Taxi stand	12.0 Mtr	12.0 Mtr	18.0 Mtr	As per requirement
3	Cycle rickshaw/Cycle/Cart stand	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
8.4	Recreational				
1	Park	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement
2	Nursery/Orchard	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement
3	Botanical Garden	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
4	Zoological garden / Aquarium	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement

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9	Uses Permitted in Hill Conservation Zone/River Conservation zone / Water body conservation/ Plantation belt (except Highway Plantation Belt)
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In case of Hills and Rivers/Water bodies if the width of conservation zone /plantation proposed in Master Plan is less than 30 meter than the same will be kept for conservation. If the width of such conservation zone/plantation is more than 30 meter than minimum 30 meter width shall be kept reserved for conservation and plantation. Only road of maximum 12.0 meter and thick plantation shall be permissible in such conservation/plantation zone. The developer has to ensure thick plantation@1600 trees/Ha. in this plantation/conservation area. The following uses shall be permissible after reserving a width of 30 meter for conservation / plantation as per the parameter prescribed in DCR for periphery control belt.

<u>S.No.</u>	<u>Uses/Activities</u>	<u>Minimum Road Width</u>	<u>Minimum Road Width</u>	<u>Minimum Road Width</u>	<u>Technical Parameters</u>
1	Farm house	12.0 Mtr	12.0 Mtr	12.0 Mtr	Min Area- 2500 sq.m. (For scheme having more than one unit should have min 18.0 M road)
2	Public utilities related to gas/Oil supply, water supply, sanitation and electricity etc.	9.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
3	Nursery/Orchard/Park	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement
4	Resort	18.0 Mtr	18.0 Mtr	18.0 Mtr	Resort Min area - 8000 sq.m.,

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5	Extension of village abadi	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement
6	Government and semi Government public/Social infrastructure and facilities for the village abadi within 500 mtr of notified abadi area	9.0 Mtr	9.0 Mtr	9.0 Mtr	As per requirement
7	Water park/Amusement park	18.0 Mtr	18.0 Mtr	18.0 Mtr	Min Area- 1.0 Ha
8	Jail	18.0 Mtr	24.0 Mtr	24.0 Mtr	As per requirement of concern department
9	Police line	18.0 Mtr	24.0 Mtr	30.0 Mtr	As per requirement of concern department
10	Defense force establishment	18.0 Mtr	24.0 Mtr	30.0 Mtr	As per requirement of concern department
11	Dairy/poultry farming	12.0 Mtr	18.0 Mtr	18.0 Mtr	
12	Outdoor Stadium	18.0 Mtr	24.0 Mtr	30.0 Mtr	Min area - 20000 sq.m.
13	Open air theater	18.0 Mtr	24.0 Mtr	24.0 Mtr	Min area - 5000 sq.m.
14	Play ground	9.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement
15	Fire post/Fire station	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
16	Police Post	12.0 Mtr	12.0 Mtr	12.0 Mtr	As per requirement of concern department

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17	Police thana	12.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement of concern department
18	Sport training institute	18.0 Mtr	18.0 Mtr	18.0 Mtr	As per requirement

*** Ground Coverage shall not be more than 20% for such uses and Height of building shall be restricted to maximum G+2 (11.0 meter).**

NOTE FOR DCR

1. In case of any contradiction regarding provision of Master Plan and DCR then provision of DCR will prevail over Master Plan. However the State Government may take decision/issue direction in case of such contradiction.
2. In case of any contradiction regarding provision of minimum road width and area for the particular activity/uses in building byelaws and these DCR then the provisions of DCR will prevail over the building regulations. After issuance of lease deed /patta as per the provisions of DCR the approval of building plans shall be granted as per the road width and area approved while issuing the patta/lease deed. Other parameters like Setback, Coverage etc shall be as per the provisions of Town Ship Policy, CMJAY/ Building Byelaws and as per orders issued by the Government time to time.
3. Various activities/Uses permitted in DCR shall be permissible as an individual use/activity under various Master Plans land uses as per DCR. No change of landuse in Master Plan shall be required for permitting these activities/Uses for allowing 90-A and further conversion and lease deed.
4. DCR will not be considered as a basis for change in landuse of abadi plot or a plot for which lease deed have already been issued for a particular uses. These DCR are only for conversion / regularization of agriculture land for non agriculture purpose as per the provision of 90-A and allotment of Govt. land for various uses under Master Plan broad landuse category.
5. While preparing scheme layout Plan as per Master Plan landuse for a major use/activity, ancillary activity shall be allowed by the competent authority e.g. in case of a scheme for tourist facility, the other allied uses like commercial, residential etc may be allowed as per norms of Town Ship Policy or parameters issued by the State Government time to time. The competent Authority may allow various uses in such scheme as per requirement and different parameters for road width and minimum area may also be decided by the competent Authority.
6. The State Government may add/delete any use or modify the technical parameters for any activity.
7. Multiple activity/uses on a plot will be allowed confirming to Development zoning regulation under various categories.
8. Latest census population will be consider for the purpose of category of towns under these DCR.
9. In case of any doubt or contradiction the State Govt. may issue direction/clarification for such.

10. While permitting various activity/uses as per the DCR, the competent authority shall consider the site condition, surrounding development and such other relevant factors as deemed fit by the authority, and after such considerations the authority may reject the permission for allowing any activity/uses even if they are permissible as per DCR. The competent authority may also consider for higher parameters of road width and area for permitting any activity /uses if required for such considerations.
11. Various uses/activities permitted in these DCR are according to major head of land uses shown in the Master Plan. For all sub head of land uses in Master Plan, shown under particular major head of landuse, all activities/uses permitted in major head of landuse shall be permissible. For e.g. under major head commercial use, generally general commercial, warehouse and godowns, wholesale trade etc sub head of landuse are permissible in Master Plan. In these sub head uses all the activities/uses permitted in DCR in commercial use zone shall be allowed.