

Draft General Development Control Regulations (DGDCR)

10.3. High Access Corridor Zone

10.3.1. Intent

The intent in establishing a High Access Corridor zone is:

- To promote high density, mixed-use, transit oriented development on existing undeveloped land along planned public transport routes and encourage use of public transit;
- To achieve higher levels of mobility in the zone and choice for residents and visitors to access employment centres, services and recreational activities;
- To achieve high residential density
- To create dense walk-able communities in proximity to public transport infrastructure, providing for a high quality public realm and community facilities.

10.3.2. Uses Permitted

A. The high access corridor zone is primarily intended for the following premises:

- Residential multi-storey apartment
- Worker Housing/ Dormitories
- Site and services/other housing schemes for the EWS
- Old-age home
- Night shelter/ Dharamshala

B. The following non-residential use premises will be permitted:

Community Facilities

- Banquet /community hall
- Library
- Garden /playground
- Recreational club house
- Places of worship
- Health-club/ swimming Pool
- Crèche/ day-care centre

Education

- Anganwari / kindergarten
- Primary and secondary school
- School for physically/mentally challenged
- Coaching / Training Centres
- Junior, Senior and Professional College

Service / Commercial

- Neighbourhood Retail Shop
- Commercial Centre
- Designated Bazaar / Hawker Zone
- Service / Repair Shop

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- Light Industrial Workshop with area less than 50sqm
- Auto Service Station
- Restaurant / Informal Eatery
- Bank
- Hotel
- Cinema Hall / Multiplex
- Mall
- Multi-level Parking Garage
- Health
- Dispensary
- Nursing Home and Maternity Home (upto 25 beds)
- Hospital C (upto 100 beds) and D (upto 200 beds)
- Diagnostic / Radiology Centre / Blood Bank
- Veterinary Clinic and Hospital

10.3.3. Development Control Regulations

Table 10.2 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.

10.3.4. 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 10-2: Development Control Regulations for the High Access Corridor

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
HIGH ACCESS CORRIDOR								
1	55m & above	5000 sqm**	5	0-10%	150m	10m-8m-6m-6m	Multi-storey apartment and clusters thereof; Serviced apartments; Dormitories/ Worker Housing; Dharamshala;	<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 noise, vibration, fume or dust;
			4	Above 10-20%	126m	9m-7m-6m-6m	Cinema Hall, Mall Petrol/CNG/LPG Pump, Auto Service Station, Light Industrial Workshop with area less than 50sqm; Hospital C and D, Budget and 3 Star Hotel, Junior, Senior and Professional	
			3	Above 20-30%	32m	8m-6m-6m-6m	Colleges; Multi-level Parking and all use premises given in the categories below	
2	25m & Below 55	1500 sqm	2.5	40%	20m	8m-6m-6m-6m	Multi-storey apartment and clusters thereof; Serviced apartments; Dormitories/ Worker Housing; P Petrol/CNG/LPG Pump Dispensary, Maternity home/Nursing Home, Diagnostic/Radiology Centre/Blood Bank, Place of Worship larger than 1000sqm; Commercial Centre; Public Facility/ Infrastructure/Utility	

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HIGH ACCESS CORRIDOR								
3	Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m	Buildings; Hostels for working professionals; Restaurants, Food Plazas and Food Streets Multi-storey apartment and clusters thereof; Serviced apartments; Dormitories/ Worker Housing; Neighbourhood Retail Shop; Place of Worship smaller than 1000sqm; Service and Repair Shops smaller than 25sqm; garden	<ul style="list-style-type: none"> • 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.