

Draft General Development Control Regulations (DGDCR)

10.7. Logistic Zone

10.7.1. Intent

The intent in establishing a Logistics zone is as follows:

- To provide for the development of a State of the art integrated logistics facility that is Centrally located from all industrial areas and has direct access to the broad gauge rail line;

10.7.2. Pre-requisite for Development

All development permissions will be accompanied by a site plan with related traffic/circulation studies.

10.7.3. Use Premises Permitted

A. The following use premises will be permitted:

- Central warehousing and storage facility
- Logistics Parks
- Multi-modal freight transport station
- Container freight Station
- Inland container depot
- Truck terminal
- Truck service station
- Rail yard
- Petrol/CNG/LPG station
- Agricultural produce market

10.7.4. Development Control Regulations

Table 10.7 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.

10.7.5. Additional Regulations for Logistics Zone

In case of plots adjacent to non-industrial uses, 10m wide buffer shall be maintained on all common edges of the plot adjacent to the non-industrial zone. This buffer shall be planted with trees of minimum 6" calliper at the rate of 1 tree per 6sqm of area within the buffer.

10.7.6. 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 10-7: Development Control Regulations for Logistic Zone

SR NO	MINIMUM ROAD ROW (METRES)	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
LOGISTIC							
1	18 and above	1	30%	25m	6 m from all four sides	Integrated Logistics Hub, Container Freight Station, Warehouse, Go-down, Inland Container Depot, Petrol/CNG/LPG station,	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: <ul style="list-style-type: none"> • Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications 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: <ol style="list-style-type: none"> 1. Devices for generation of non-conventional energy, such as solar panels, wind power 2. Lodging facilities for caretaker/security personnel