

Draft General Development Control Regulations (DGDCR)

10.9. Recreation, Sports and Entertainment Zone

10.9.1. Intent

The intent in establishing the Entertainment Recreation and Sports zone is to provide for an area for promotion of specialised large scale tourism activities that are land intensive and large parks and sports related activities.

10.9.2. Pre-requisite for Development

Any development to be carried out as part of this zone will require approval of a master plan which shall be subject to the Subdivision Guidelines (Chapter 11). The master plan should at a minimum, cater to the following:

- Illustration of activity zones/building uses
- Traffic and transportation study
- Landscape master plan
- Pedestrian and vehicular circulation
- Urban design guidelines
- Infrastructure and utilities plan

10.9.3. Uses Permitted

A. The following uses shall be permitted:

- Theme Park
- Outdoor adventure sports
- Film city
- Sports complex
- Stadium
- Park
- Botanical garden
- Zoo
- Nature Park

10.9.4. Development Control Regulations

Table 10.9 provides development control regulations for development density (FAR), minimum open space and maximum heights for structures within the approved master plan. 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.

10.9.5. 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 10-9: Development Control Regulations for the Recreation, Sports and Entertainment Zone

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
RECREATION SPORTS & ENTERTAINMENT								
1	From 55 m to 12 m	-	0.5	25%	25m	6m-5m-3m-3m	Theme Park Outdoor Adventure Sports, Film City; Restaurants, Food Plazas and Food Streets, Sports complex; Stadium; Park Botanical garden; Zoo; Nature Park; Petrol/CNG/LPG Pump	<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"> • Broadcasting towers and line-of- site relay devices for telephonic, radio or television communications • Special non-habitable structures for entertainment in theme parks or for outdoor adventure sports <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> <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 <p>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)</p>

*The relaxation of maximum building height may be applicable on the basis of conditional use permits from DSIRDA. Special approval with regard to fire safety norms shall be required in such cases from DSIRDA.