Special Development Control Regulations for Town Development Scheme for the area of 436.0152 Ha in the Village Barauda, Ramchandi, Reiko& Mandir Hasuad of Tehsil Aarang and Village Serikhedi & Nakati of Tehsil Raipur

1. Applicability

These Regulations shall be called as "Special Development Control Regulations for Town Development Scheme for the area of 436.0152 Ha in the Village Baroda, Ramchandi, Reiko & Mandir Hasuad of Tehsil Aarang and Village Serikhedi & Nakati of Tehsil Raipur". 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 Layer I of the Nava Raipur Atal Nagar Development Plan 2031.

2. Sub-division Regulations for Town Development Scheme described herein above

2.1 Town Development Scheme to be TOD Zone

The entire 436.0152 Ha of area under Town Development Scheme described herein above 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 5% of the Town Development Scheme Area at the Town Development Scheme Level. While the Area under recreational open spaces for further Subdivision of the Final Plots in the Town Development Scheme described herein shall be at the rate of 5% of area of such plot which is being further sub-divided.

The Area under Recreational open spaces for the development of Plots in the Town Development described herein as Group Housing, Commercial, Industrial, Public Semi-public or Public Utilities & Facilities Complex shall be at the rate of 5% of such plot being developed.

Separate Layout Approval shall be mandatory for Subdivision of the Plots in the Town Development Scheme described herein.

2.3 Buffer from Water Bodies

All the Water Bodies in the Town Development Scheme described herein shall be maintained as Recreational Area with following Green Buffer/no development zone except Roads and recreational areas

- 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 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 the Town Development Scheme described herein.

Note: Rule 20 of Chattisgarh Nagar thatha Gram Nivesh Niyam 1973 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 the Town Development Scheme described herein.

2.5 Other Sub-division Regulations

Restriction of Integrated Township Development by Private Developers up to 1 Kms of Layer I of Nava Raipur under Appendix O (Rule 94-A) Clause (2) of C GBhumi Vikas Niyam 1984 shall not be applicable in the Town Development Scheme described herein.

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

3. Regulations for Mixed Use Plots

3.1 Permissible Uses

Mixed Use development is allowed for more than one type of use in a building or set of buildings which can be a combination of residential, commercial, industrial, public semi-public and public utilities & facilities in any proportion at the discretion of the Applicant/Plot Owner. Permissibility of industrial activities shall be as per Nava Raipur Atal Nagar Development Plan 2031, Annexe II- Classification of Industries (Industries listed in Category A. Cottage, Handloom and Household Industries and Category B. Light and Service Industries only are permitted in the Town Development Scheme). Industries listed in Category C. Prohibited Industries shall not be permitted in the entire Town Development Scheme. Additionally no air/water polluting industries are permitted in the entire Town Development Scheme.

3.2 Minimum Setbacks

The minimum setback for the Plots shall be as per the provisions for Mixed Land Use in the Nava Raipur Atal Nagar Development Plan 2031. For the Mixed-use Plot Area Range of 40 Sqm up to 120 Sqm, the provisions for Mixed-use Plot Area Range of 60 Sqm up to 120 Sqm of Nava Raipur Atal Nagar Development Plan 2031, shall be applicable.

3.3 Ground Coverage, FAR, Height and Other Controls

The Ground Coverage, FAR, Height and Other Controls for the Plots shall be as per the provisions applicable in Layer I for Mixed Land Use in the Nava Raipur Atal Nagar Development Plan 2031. For the Mixed Use Plot Area Range of 40 Sqm up to 120 Sqm, the

provisions for Mixed-use Plot Area Range of 60 Sqm up to 120 Sqm in Nava Raipur Atal Nagar Development Plan 2031shall be applicable.

The Minimum FAR provision applicable in Layer-I through provisions of Nava Raipur Atal Nagar Development Plan 2031 shall not be applicable for Plots in the Town Development Scheme described herein.

The permissible Building Height shall be subject to Airport Authority of India clearance if applicable

3.4 Other Regulations

All the other Development Control Regulations for Plots in the Town Development Scheme described herein shall be as per the provisions of Development Control Regulations for Mixed Land Use in Layer I as per the Nava Raipur Atal Nagar Development Plan 2031.

4. Regulations for Other Plots

All the Regulations for the Plots other than Mixed Use Plots in the Town Development Scheme described herein shall be as per the provisions of Development Control Regulations for Layer I in the Nava Raipur Atal Nagar Development Plan 2031.