

name	definition	notes
Urban Village Periphery	Medium and Low Density Residential Precinct	L.P.G., Cylinder delivery center for the domestic consumption only if on a separate plot of at least 1,000sq.m with no other use on the premises.
Urban Hub	Entertainment and Shopping Centers	Small printing press Residential incidental to and limited to 25% of predominant institutional use on plot > 4,000sq m. LPG delivery centers and Fuel Station can be permitted under the fulfillment of all relevant safety norms.
Urban Village Core	High Density, Residential Precinct	Min. Plot size – 1,000sq.m All permissible non-residential uses in residential area may be permitted in a residential dwelling only on the ground floor or any other floor with separate means of access/staircase from within the building or outside the building, but not within the prescribed marginal space. Such development shall only be permitted beyond 150m from the boundary of the building unit of existing school, or heritage place.
Local Green Space System Amenities	Public Assets	
National Importance Open Spaces	Precincts of National Importance	To be cleared by the National Environment Commission (NEC). Uses like Restaurants, etc. shall be permitted by special permissions.

Uses

Medium and Low Density Residential Precinct
Residential uses, Apartments and group housing with less than or equal to 10 units, Ubiquitous local level retail shops and services, Household economic activity, Cottage industries not involving use of, or installation of, any machinery driven by more than 1KW power and which do not create noise, vibrations, fumes and dust provided that such home occupations and cottage industries shall not be permissible in the tenement dwellings or flats.

Cinema Hall, Multiplexes, Shopping Centers, Food Courts, Bowling Alleys, Pool and Billiard Halls, Lodging and Boarding Houses, Hotels, Tourism and Recreation based facilities. Commercial Center, Public Buildings, Auditorium, Petrol Pumps, Transport Terminal for passengers, Nursing Home, Hospitals, Office Buildings, Public Facilities, Public Utilities, Banks, Professional Offices, Parks, Gardens, Playgrounds, Schools, Colleges, Educational Buildings, Training Institutes Research Institutions, Hostels, Boarding Houses, Staff Quarters, Canteens, Sports Complex Gymnasium, Library, Assembly Buildings including Swimming Pool, Club, Stadium, Theatre, Open Space proposed for Party & Marriage Ceremony and Amusement and Recreation Activities, Art Galleries, Exhibition Halls, Discotheques, Bars (in association with eating establishments of forty seats and over).

All uses allowed in UV-3

- a) All types of residential dwellings including apartments and group housing, Professional Services, Commercial only on ground floors, Household economic activity, Light home workshops, Cottage industries not involving use of, or installation of, any machinery driven by more than 10 KW power and which do not create noise, vibrations, fumes and dust provided that such home occupations, cottage industries and other non - residential uses shall not be permissible in the tenement dwellings or flats. Play fields, Gardens, Gymnasium, Swimming pool, etc.
- b) Ubiquitous local level retail shops and services establishments, Small restaurant, Pre - primary and primary school, Dispensary, clinic.
- c) Public facilities and utilities, Club house, Local Community Hall.

Parks, Gardens, Playgrounds, Recreation of any type, Club House, Small Stadium, Pedestrian and Bicycle Path, Heritage related Structures.

National Sports Complex, Aquarium, Archery Range, Zoo, Nursery, Stadium, Botanical Garden, Planetarium, Amusement Park, Swimming Pool, Exhibition and Fair grounds, Drive-In theater, Pedestrian and Bicycle Path and Recreational use of water.

DCR

1. Maximum height of 2 floors
2. 40% max plot coverage
3. setback of 3m on three sides and 5m on side accommodating the septic tank

1. Maximum height of 4 floors
2. 50% max plot coverage
3. set back of 1.5 m on front, 3 m on two sides and 5 m on the side accommodating the septic tank.

1. Maximum height of 3 floors
2. 45% max plot coverage
3. set back of 3m on three sides and 5m on side accommodating septic tank

1. Maximum height of 1 floor
2. 10% max plot coverage
3. set back of 4.5 m on all sides

1. Maximum height of 1 floor
2. 10% max plot coverage
3. set back of 4.5 m on all sides

Flood Prone Zone	Zones with risk of possible Flooding Development will be permitted in this zone only under the condition that necessary flood protection measures for the entire zone are implemented and certified by competent authorities.	Museum for the history of the site, region, cultural center, parks, gardens. Traditional architectural guidelines to be applicable. More than one farmhouse shall be permitted provided the minimum plot area per farm house is 1,000sq.m. Building to be constructed at a distance of not less than 8 meters from the road, on which it abuts. For other activities for this precinct regulation, ground coverage shall not exceed 5% of the land area. Only basement, Ground floor, and first floor structure may be permitted, however, the structure for storage of inflammable material and explosive goods shall be single storied only.
Service Plots	Institutional Institutional Precinct	Residential and other activities incidental to the main institutional use, provided only 20% of the site should be used for such activities.
Service Centers and Industry footpath waterbody	Service Centers, Industries and Workshops	Residential dwelling only for care takers or top management within the public utility service and industrial premises
Forest Environem ents	Forest and Vegetation reserves	

All uses permitted as per the Natural Environment Protection and Enhancement Zone Guidelines

Uses Permitted in Flood Plains protection Zone, located beyond the Flood Prone Area Protection Zone include, all uses permitted in E-1, E-2, E-3, E-5 and E-6.

All kind of recreational and entertainment activities associated with predominant use of open spaces.

Tourist attractions and Facilities, Tourist information centers/ kiosks, Camping area for recreation and tourist activities, Horticulture, Orchards, Floriculture, Vegetable Gardens, Botanical Garden, Facilities for Plant Tissue - culture, Mushroom Culture, Green Houses, Herbal based Health Centre, Health Clubs, Cemetery and Burial Ground, Brick Kiln, Public conveniences such as toilets, Resorts, Amusement parks, Theme parks, Play fields and courses, Athletic tracks, Exhibition grounds, Archery ranges, Adventure trials, Drive-in-Cinema, Open air theatres and auditoriums, recreational use of water, Social and Community forestry, Flood Protection and River Training Works.

Educational, Training, Cultural and Government Institutions, Public Libraries, Museums, Art galleries, Government Offices.

Go-downs, Dormitory, Convenience and Souvenir shops, Toilets and Showers, Oil depot, Junk yard, Storage of permissible goods, Vehicle workshops. Battery charging, and Truck parking

All uses permitted in E-1

Activities related to and permitted / undertaken by or on behalf of the Forest Department, Community and Social forestry.

Chorten, Mani Walls, Pedestrian and Bicycle Path

1. Maximum height of 2 floors
2. 25% max plot coverage
3. set back of 6m on all sides
1. Maximum height of 2 floor
2. 40% max plot coverage
3. setback of 3m on three sides and 5m on side accommodating the septic tank