

REGULATED AREA/DEVELOPMENT AREA/SPECIAL DEVELOPMENT AREA-----

EXISTING BUILT UP/DEVELOPED OR DEVELOPING/UNDEVELOPED AREAS
LAND USE ZONING REGULATIONS

1. Short Title Commencement

(i) These regulations shall be called the ... Existing Built Up/Developed or Developing Undeveloped areas under Land Use Zoning Regulations.

(ii) These regulations shall be extend to the ... Regulated Area/Development Area/Special Development Area.

(iii) These regulation shall come into force with effect from the date of the approval of Master Plan.

2. Definitions

(i) In these regulations, unless the context otherwise required :-

(a) 'Existing Built Up Area' means an area within a Regulated Area/Development Area/Special Development Area, greater part whereof has been developed as a business, industrial or residential area, with all essential facilities, like road, water supply, sewerage, electricity, etc. and has been defined as such in the notifications by the Controlling Authority/Development Authority/Special Area Development Authority.

Provided also that any area developed within the existing Built Up/Developed after systematic planning by any individual or company, association or body of individuals or Government/Semi Government of public undertaking, shall not be included.

(b) 'Developing/undeveloped Area' means an area situated within the limits of regulated area of development area, but outside the limits of built up area, which has been defined an delineated as such in the Master Plan.

Provided that if the Master Plan has not been prepared or is under preparation, the limits of built up area shall be as per the area identified and delineated by the Controlling Authority/Development Authority/Special Area Development Authority.

Provided also that any area developed within the existing built up area, after systematic planning, by any individual or company, association or body of individuals or Government/Semi Government or public undertaking, shall not be included in earmarking the built up area but shall be treated as a Developing Area.

(c) 'Regulated Area' means the regulated area declared under section 3 of the U.P. Regulation of Building operation Act, 1958.

(d) 'Development Area' means the Development Area declared under section 3 of the U.P. Urban Planning and Development Act-1973.

(e) 'Special Development Area' means the Special development Area declared under section 3 of U.P. Special Area Development Authority Act, 1986.

(f) 'Competent Authority' of the Regulated Area/Development Area/Special Development Area means the Controlling Authority/Development Authority/ Special Area Development Authority.

(ii) Words and expressions not defined in these regulations but used in the Act, Rules, Regulations/bye-laws or the Master Plan, shall have the meaning assigned to them in the Act, Rules Regulations bye-law or the Master Plan.

(iii) Notwithstanding any thing to the contrary contained in any of the enactments aforementioned or the rules, regulations, bye laws or directions there under Zoning Regulations for the Existing Built up/Developed Area, in a regulated/Development area, shall consist of predominantly residential, commercial, industrial, parks, open spaces and green verges, agricultural and green belt Govt., Semi Govt. and other office uses and the uses prohibited thereunder as also the uses permissible on application to the competent Authority with stipulations therefore shall be under :-

3. Zoning Regulations for Built Up Areas.

3.1 Predominantly Residential

(a) Uses Prohibited

- (i) Heavy & extensive, noxious, obnoxious, hazardous and extractive industries.
- (ii) Ware-housing, storage and Godowns or perishable, hazardous and inflammable goods.
- (iii) Junkeyards
- (iv) Wholesale Mandies
- (v) Forest land, Grazing land of an area exceeding 0.5 hectares.
- (vi) Hospitals treating contagious disease or mental patients.
- (vii) Slaughter House.
- (viii) Dairy and Poultry Farms
- (ix) Farm Houses
- (x) Animal raising and riding stables.
- (xi) Workshops for servicing & repairs
- (xii) Processing and sale of farm products
- (xiii) Cemeteries, cremation grounds and grave yards.

Uses Permissible on Application to Competent Authority after careful consideration of the merits of individual applications and depending on the character and road Network of the Area in question.

- (i) Survive industries requiring power upto two H.P.
- (ii) Newspaper office and Printing Press
- (iii) Atta Chakki
- (iv) Coal, wood and Timber yard.
- (v) Water Supply installations including treatment plants.
- (vi) Sewage Disposal works.
- (vii) Gas installation and Gas works.
- (viii) Electric Power Plants
- (ix) Bus & Truck Terminals and Depots.
- (x) Service Stations.
- (xi) Stands for vehicles on hire like Taxi's & Scooters

- (xii) Railway yards, Railway Stations and siding.
- (xiii) Helipads
- (xiv) Commercial uses of transient nature like travelling cinemas, circus, theatres and other shows.
- (xv) Public Assembly Halls and Cultural Centres.
- (xvi) Hotels & Restaurants, Motels and Carvan Parks.
- (xvii) Polytechnic and higher technical institutions requiring machinery etc.
- (xviii) Sports Stadium
- (xix) Government offices
- (xx) Public Utility installation
- (xxi) Commercial Use

Floor area ration for above permissible uses shall be 100 with a maximum ground floor area shall be 150 with a maximum ground floor coverage of 35%. In case of Group housing permissible density shall be 25% higher than proposed in the Master Plan for that area.

3.2 Predominantly Commercial

(a) Uses Prohibited

- (i) Heavy, extensive, noxious, obnoxious hazardous and extractive industries.
- (ii) Hospitals treating contagious disease or mental patients.
- (iii) Slaughter Houses.
- (iv) Cemeteries, cremation ground and grave yards.
- (v) Poultry Farms and Farm Houses
- (vi) Animals raising or riding stables.

(b) Uses Permissible on Application to Compotent Authority :

- (i) Non polluting industries as per Annexure-1 requiring power upto 10 H.P.
- (ii) Warehousing, storage or perishable hazardous and inflammable goods
- (iii) Junk Yards.
- (iv) Coal, wood and Timber yards.
- (v) Polytechnics and higher technical institution requiring machinery etc.
- (vi) Water Supply installations including treatment plants.
- (vii) Sewage disposal works.
- (viii) Gas installation and Gas works
- (ix) Electric power plants
- (x) Workshop for servicing and repairs of farm machinery
- (xi) Hotels, Motels and Caravan Parks.
- (xii) Bus & Truck Terminals and depots.
- (xiii) Service Station
- (xiv) Stands for vehicles on hire like Taxies and Scooters.
- (xv) Railway yards, railway station and siding.

- (xvi) Helipads
- (xvii) Sports Stadium
- (xviii) Public Utility installations.
- (xix) Schools, colleges, institutions offering general education courses
- (xx) Animal raising or riding stables.

Floor area ratio for above permissible uses shall be 150 with maximum Gr. floor coverage of 30%.

3.3 Predominantly Industrial

(a) Uses Prohibited

- (i) Residential dwelling except those of watch and ward and ward and essential operational staff.
- (ii) Schools/colleges offering general education courses
- (iii) Hospitals treating contagious disease or mental patients.
- (iv) Hotels, Motels and Caravan Parks.
- (v) Hostel and Boarding Houses.
- (vi) Slaughter Houses

(b) Uses Permissible on Application to Competent Authority :

- (i) Noxious, obnoxious and hazardous industries except quarrying of temporary nature of gravel sand, clay or store for purposes of development of the area.
- (ii) Storage of permissible, hazardous and inflammable goods.
- (iii) Junk yards.
- (iv) Coal and Timber yard
- (v) Polytechnic and higher technical institutions with or without machinery.
- (vi) Sports stadium
- (vii) Sewage disposal works.
- (viii) Gas installations and gas works.
- (ix) Electric Power plants.
- (x) water supply installation including treatment plants.
- (xi) Bus and truck terminals/Depots.
- (xii) Service stations.
- (xiii) Railway yards, Railway stations & sidings.
- (xiv) Helipads, Dock yards and gellies.
- (xv) Cemeteries cremation and grave yards.
- (xvi) Religious buildings, cultural and philanthropic associations.
- (xvii) Hospitals, Medical Center and Nursing homes.
- (xviii) Government Semi-Government professional & business offices.

- (xix) Banks and financial institutions.
- (xx) Public utility buildings.
- (xxi) Commercial use of Transient nature like travelling comeas, circus, theaters & other shows.
- (xxii) Stands for vehicles on hire like taxies or scooter etc.
- (xxiii) Dairy and poultry farms, and farm houses.
- (xxiv) Animal raising or riding stables.
- (xxv) Workshop for servicing, repairing of farm machinery.
- (xxvi) Processing and sale of ferm produce.

NOTE :-

Different types of industries are permitted in predominantly industrial zone i.e. Service industry, Light manufacturing industry, Extensive industry, Heavy industry, Noxious/Obnoxious, hazardous industry and extractive industries are to be as per Annexure-II. Floor Area Ratio for above permissible uses shall be 50 with a maximum ground floor coverage of 25%

3.4 Parks :-

Uses Prohibited

Any building or structure which is not required for open air recreation.

3.5 Open Spaces and Green Verges :

(a) Uses Prohibited

Any Building or structure except those ancillary to open spaces and parks.

(b) Uses Permissible on Application to Compotent Authority :

- (i) Building and structure ancillary to uses premitted to open spaces and parks such as stand for vehicles on Hire like Taxis and Scooters.
- (ii) Commercial use of Transient Nature like cinemas, circus and other shows.
- (iii) Public Assembly Halls
- (iv) Cultural Centres.
- (v) Restaurant and Caravan parks.
- (vi) Sports Stadium.
- (vii) Open air theatre.
- (viii) Open air cinemas.

3.6 Predominantly Agriculture and Green Belt

(a) Uses Prohibited

- (i) Residential use except those ancillary to uses premitted in Agricultural use zone.
- (ii) Heavy, extensive, Noxious, Obnoxious and hazardous industries.

(b) Uses Permissible on Application to Compotent Authority :

- (i) Farm Houses.
- (ii) Extractive industries.

- (iii) Brick kilns, lime kilns.
- (iv) Sewage disposal works
- (v) Gas installations and Gas works
- (vi) Electric Power Plant.
- (vii) Water supply installations including treatment plant.
- (viii) Hospital treating contagious disease or mental patients.
- (ix) Bus and Truck Terminals/Depots.
- (x) Service Stations.
- (xi) Helipads and Air Strips.
- (xii) Cemeteries, crematorium grave yards.
- (xiii) Caravan parks.
- (xiv) Storage of perishable, hazardous & inflammable goods.
- (xv) Cold Storage.
- (xvi) Junk yards.
- (xvii) Wholesale Trade Mandies.
- (xviii) Slaughter-Houses.

Floor area ratio for above permissible uses shall be 25 with a maximum ground floor coverage of 10%.

3.7 Predominantly Government Semi-Government & other office use

(a) Uses Prohibited

- (i) Heavy, extensive, noxious, obnoxious, hazardous and extractive industry.
- (ii) Hospital treating contagious disease or mental patients.
- (iii) Slaughter-Houses.
- (iv) Warehousing and storage of perishable, hazardous and inflammable goods.
- (v) Junk Yards.
- (vi) Wholesale mandies.
- (vii) Dairy and Poultry farms.
- (viii) Farm Houses.
- (ix) Animal raising or riding stables.
- (x) Workshop for servicing and repairs.
(Processing and sale of farm produce)

(b) Uses Permissible on Application to Competent Authority :

- (i) Residential dwellings.
- (ii) Hotels, Motels and Caravan Park.
- (iii) Commercial uses
- (iv) Water supply installations including treatment plant.
- (v) Sewage disposal works

- (vi) Gas installation and gas works
- (vii) Bus and Truck Terminals/Depots.
- (viii) Service Stations.
- (ix) Stands for vehicles on hire like taxis and scooter
- (x) Railway Stations and yards.
- (xi) Helipads
- (xii) Cultural centres.
- (xiii) Polytechnic and higher technical institutions.
- (xiv) Cemeteries, cremation and grave yards.

Floor area ratio for above permissible uses shall be 150 with a maximum ground floor coverage of 30%.

4. The non-polluting industries permitted in commercial areas and industries that may be permitted in industrial areas of the built up areas of the town/cities, industries which shall not be permitted in built up areas of towns/cities, shall be as under :-

(a) Non-polluting industries permitted in commercial areas

- (1) Atta Chakkies
- (2) Rice shellers
- (3) Ice Box
- (4) Dal Mills
- (5) Ground nut decorticating (dry)
- (6) Chilling
- (7) Tailoring and Garment making
- (8) Apparel making
- (9) Cotton and woolen Hosiery
- (10) Handloom weaving
- (11) Shoe lace manufacturing
- (12) Gold and Silver thread and Sari work.
- (13) Leather footwear and leather product excluding tanning and hide processing.
- (14) Manufacture of mirror from sheet glass and photo frame.
- (15) Gold and Silver jewelry.
- (16) Musical instruments manufacturing.
- (17) Sports goods
- (18) Bamboo and cane products (only dry operations)
- (19) Card Board and paper products (paper and pulp manufacture excluded)
- (20) Insulation and other coated papers(paper and pulp manufacture excluded)
- (21) Scientific and mathematical instruments
- (22) Furniture (wooden and steel)
- (23) Assembly of Domestic electrical appliances.

- (24) Radia assembling
- (25) Fountain pens
- (26) Surgical fuages and bandages
- (27) Railway sleepers (only concrete)
- (28) Cotton spinning and weaving
- (29) Rope
- (30) Carpet weaving
- (31) Assembly of Air coolers
- (32) Wires, pipes extruded shops from metals
- (33) Automobile servicing and repair station
- (34) Assembly of Bicycles, baby carriages and other small non-motorazed vehicles
- (35) Electronic equipment (assembly)
- (36) Toys
- (37) Candles
- (38) Carpentry excluding saw mills
- (39) Oil ginning/expelling (no by orogenation and refining)
- (40) Ice Cream
- (41) Mineralised water
- (42) Jobbing and machining
- (43) Manufacture of steel trunks & suitcases
- (44) Paper pins & U-Clips
- (45) Block making for printing
- (46) Optical frames

(b) Industries that may be permitted in industrial areas of the built up areas of the town/cities.

(1) All such industries which discharge some liquid effluents (below 500/kl/day) that can be controlled with suitable proven technology.

(2) All such industries in which the daily consumption of coal/fuel is less than 24 mt/day the particulars emissions from which can be controlled with suitable proven technology.

(3) All such industries employing not more than 500 persons. The following industries with adoption of proven pollution control technology subject to fulfilling the odour condition fall under this category :-

1. Lime Manufacture pending decision on proven control device and Supreme Court's decision fall under this category :-

2. Ceramics

3. Sanitary ware

4. Tyres and tubes

5. Refuse incineration (controlled)

6. Flour mills

7. Vegetable oils including solvent extracted oils.

8. Soap without steam boiling process and synthetic detergents formulation

9. Steam generating plants

10. Manufacture of office and household equipment and appliances involving use of fossil fuel combustion.
11. Manufacture of Machineries and machine tools and equipment.
12. Industrial Gases (only Nitrogen, Oxygen and Co.)
13. Miscellaneous glassware without involving use of fusible fuel combustion.
14. Optical glass
15. Laboratory ware
16. Petroleum storage & transfer facilities.
17. Surgical and medical products including prophylactics and latex products.
18. Footware (Rubber)
19. Bakery products, biscuits & confectioneries.
20. Instant tea/coffee, coffee processing
21. Malted food
22. Manufacture of power driven pumps, compressors, refrigeration units, fire fighting equipment etc.
23. Wire drawing (cold process & boiling straps)
24. Steel furniture, fasteners etc.
25. Plastic processed goods.
26. Medical and surgical instruments.
27. Acetylent (Synthetic)
28. Glue & gelatin
29. Potassium permanganate
30. Metallic sodium
31. Photographic films, papers & photographic chemicals
32. Surface coating industries
33. Fragrance, flavours & food additives
34. Plant nutrients (only measures)
35. Aerated water/soft drink.

(c) Industries which shall not be permitted in built up areas of the town/cities.

1. All those industries which discharge effluents of a polluting nature at the rate of more than 500 kl/d and for which the natural course for sufficient dilution is not.
2. All such industries employing more than 300 persons/day.
3. All such industries in which the daily consumption of coal/fuel is more than 24 mt/day.

The following industries fall under this category :-

1. Ferrous and non ferrous metal extraction, refining, casting, forging, alloy making processing etc.
2. Dry coal processing/mineral processing industries like areasintering beneficiation, polltization etc.
3. Phosphate processing plants.
4. Cement plants with horizontal rotary kilns.
5. Glass and glass products involving use of coal.
6. Petroleum refinery
7. Petrochemical industries

8. Manufacture of lubricating oils and greases
9. Synthetic rubber manufacture.
10. Coal, oil, wood or nuclear based thermal power plants.
11. Vanaspati, hydrogenated vegetable oils for industrial purposes.
12. Sugar Mills (White and Khandsari)
13. Craft paper mills
14. Coke Oven products and coaltar distillation products.
15. Alkalies
16. Caustic Soda
17. Potash
18. Electro thermal products (artificial abrasives, calcium carbides etc.)
19. Phosphorous and its compounds
20. Acids and their salts (organic & inorganic)
21. Nitrogen compounds (cyanides, cyanamides and other nitrogen compounds)
22. Explosives (including industrial explosives, dynamite fuses)
23. Phthalic anhydride
24. Processes involving chlorinated hydrocarbon.
25. Chlorine, fluorine, bromine, iodine & other compounds.
26. Fertilizer industry.
27. Paper board and straw boards
28. Synthetic fibers
29. Insecticides, fungicides, herbicides & pesticides (basic manufacture & formulation)
30. Basic drugs
31. Alcohol (Industrial or palatable)
32. Leather industry including tanning and processing.
33. Coke making, coal liquification and fuel gas making industries.
34. Fiber glass production and processing
35. Manufacture of pulp, wood pulp, mechanical or chemical (including dissolving pulp)
36. Pigment dyes and their intermediates
37. Industrial carbons (including graphite Electrodes, anodes, midget, electrodes, graphite blocks, graphite block, graphite crucibles, gas carbon activated carbons, synthesis diamonds, carbon black, channel black, lamp black etc.)
38. Electro chemicals (other than those covered under Alkali group)
39. Paints enamels & Varnishes.
40. Poly propylene
41. Poly vinyl chloride
42. Cement with vertical shaft kiln technology pending certification of proven technology on pollution control.

43. Chlorates, perchlorates & ferroxides

44. Polishes

45. Synthetic resin & plastic products.

5. Notwithstanding anything to the contrary contained in any of the enactments mentioned in these regulations, or the rules, regulations thereunder, zoning Regulations for Developing Undeveloped areas in Regulated Areas/Development areas, shall consist of residential, commercial, wholesale, warehousing and storage, industrial lighter and service industry, extensive industry offices, community facilities recreations, open space and green verges agriculture and green belt uses and the uses prohibited thereunder as also the uses permissible on application to the competent authority, with stipulations therefore, shall be as under :-

6. Conditions where mixed uses shall be permitted

The mixed uses to be provided are subject to the following conditions :

(a) A mixed use shall be provided in the form of a cluster.

(b) The area in which such uses shall be permitted shall be specifically earmarked for this purpose in zonal Development plan/Layout plans

(c) For every 100 acres of land 5 acre may be provided for office cum commercial complex in Residential use zone.

7. Zoning Regulations for Developing/Undeveloped Areas.

7.1 Residential

(a) Uses Prohibited :

1. Whole sale mandi

2. Storage ware housing & godown

3. Cold Storage and Ice Factory

4. Gas Godown

5. Major oil Depot & L.P.G. Refilling plants

6. Service Industries requiring power upto 2 H.P.

7. Industries

8. Hospitals treating contagious disease or mental patients.

9. Junkyard

10. Motor Garage and workshops

11. Motor driving and Training centre

12. Slaughter House

13. Electric power plant

14. Cemeteries, crematoria and grave yard.

15. Sports stadia

16. Higher Educational Institutions, Polytechniques & Higher Technical Institutions requiring Machinery etc.

17. Hotels

18. Dairy and Poultry Form, Farm House, Animal raising and riding stables
19. Processing of farm produce
20. Helipads.

(b) Uses Permissible on Application to Competent Authority :-

1. Service Industries requiring power upto 2 h.p. like printing press, news paper of rice and atta chakki upto 10 H.P.
2. Coal and Timber Yards
3. Water supply installation including treatment plant
4. Auto Service Station
5. Stands for vehicle on hire like taxies, scooters etc.
6. Bus & truck terminals and Depots.
7. Railway yards, Stations and siding.
8. Helipads.
9. Commercial uses of a transit nature like travelling cinema, circus and other shows
10. Theatres, cinemas, public assembly halls, cultural centres.
11. Gas Godown on a plot not less than 1000 sq. mts. with a clear open space of 9 m. on all sides of the plot.
12. Hotels and restaurants, hotels and Carvan parks
13. Government Offices
14. Commercial Offices
15. Public utility installations.

Floor area ratio for above permissible uses shall be 100 with a maximum ground floor coverage of 40% for group housing floor area ratio shall be 150 with a maximum ground floor coverage of 35%. In case of group housing permissible density shall be 25% higher than proposed in Master Plan for that area.

7.2 Commercial : Retail Shopping, General Business & Commerce

(a) Uses Prohibited

1. Whole sale Mandi
2. Cold Storage and Ice Factory
3. Major Oil Depots and Refilling plant
4. Industrial use
5. Workshop
6. Educational Institutions
7. Junkyards
8. Orphanage
9. Yoga Centre, Mediation, Spiritual & Religious discourse centres

10. Hospital Treating Contagious disease or mental patients
11. Slaughter house
12. Cemeteries, Crematoria & Grave Yards
13. Poultry Farm & Dairy Farm
14. Farm House
15. Helipads

(b) Uses Permissible on Application to Commitment Authority

1. Non polluting industries requiring power upto 10 HP
 2. Ware Housing
 3. Jankyards & Auction Marts
 4. Coal, Wood and Timber Marts
 5. Gas Godown on a plot not less than 100 s.q. mts. with a open spaces of 9 m. all around

 6. Electric sub station
 7. Workshop for servicing & repairs
 8. Service Station
 9. Bus & Truck Terminal/Depots
 10. Stands for vehicles on hire like taxies and scooters
 11. Railway yards/Railway station & siding
 12. School/College/Institutions offering General Education courses
- Floor area ratio for above permissible uses shall be 100 with a maximum ground floor coverage of 30%

7.3 Whole, Sale, Ware Housing & Storage

(a) Uses Prohibited

1. Residential
2. Hostel
3. Guest House, Boarding House & Lodging House Hotels, Motels and Carvan Park
4. Industries
5. Bus Depots & Workshops
6. Hospitals
7. Health Centre & Nursing Home
8. School/Colleges/Technical Training centre
9. Social Welfare Centre
10. Auditorium
11. Dharamshala
12. Barat Ghar

13. Clinical laboratory
14. Voluntary Health Services
15. Religious premises
16. Library
17. Music, Dance & Drama Training Centre
18. Motor Driving Training centre
19. Children Traffic Park
20. Museum
21. Exhibition Centre & Art Gallery
22. Open Air Theatre
23. Community hall
24. Cultural and Information Centre
25. Social & Cultural Institutions
26. Orphanage
27. Yoga Centre, Meditation, Spiritual & Religious Discourse Centre
28. Plant Nursery
29. Slaughter House
30. Cemeteries, Crematoria & Grave Yards
31. Dairy & poultry farms, farm houses, animal raising or riding stables.

(b) Uses Permissible on application to Competent Authority :

1. Non polluting industries requiring power upto 10 HP
2. Junk Yard/ Auction Marts
3. Water Supply installation including treatment plants
4. Electric power plants
5. Work shop for servicing and repair of Farm Machinery
6. Truck Terminals/Depots
7. Service Station
8. Stands for Vehicles on hire like taxi's and scooters
9. Railway Yards, Railway Station & siding

Floor area ratio for above permissible uses shall be 100 with a maximum ground floor coverage of 50%

7.4 Industrial : Light and Service Industries

(a) Uses Prohibited

1. Any industry having any pollution noise, vibration, unpleasant odour.
2. Residential
3. Hostels

4. Major oil Depots & L.P.G. Refilling plants.
5. Commercial Offices
6. Extensive Industries
7. Educational Institutions
8. Dharamshala
9. Barat Ghar
10. Clinical Laboratory
11. Music Dance & Drama Training Centre
12. Exhibition Centre & Art Gallery
13. Open Air Theatre
14. Cultural & Information Centre
15. Social & Cultural Institutions
16. Orphanage
17. Yoga Centre, Meditation, Spritual and Religious Discourse Centre
18. Plant Nursery
19. Hotel, Motels and Caravan Parks

(b) Uses premissible on Application to Competent Authority :

1. Residences of Watch & Ward along with essential maintenance staff.
2. Guest Houses
3. Commercial Uses
4. Health Centre
5. Social & Welfare Centre
6. Railway & freight Godown
7. Storage of perishable, Hazardous & inflammable goods
8. Junkyards and Auction Marts
9. Coal, Wood and Timber Yards
10. Ploytechnics & Higher Technical Institutions with or without machineries
11. Water Supply installations including treatment plants
12. Electric Power plants
13. Bus and Truck Terminals/Depots
14. Service Station
15. Railway/Yards & siding
16. Helipads
17. Dockyards
18. Cemeteries, Crematories & Grave yards
19. Religious Buildings

20. Cultural & Philanthropic Association
21. Hospital, Medical Centres & Nursing Homes
22. Office & Banks
23. Public Utilities Buildings
24. Commercial Entertainment of Transient nature
25. Stand for vehicles on hire like taxis scooters etc.

Floor area ratio for above permissible uses shall be 50 with a maximum ground floor coverage of 50%

7.5 Extensive Industry

(a) Uses Prohibited

1. Residential
2. Hotels
3. Boarding House & Lodging House
4. Whole Sale Trade
5. Commercial Office
6. Hospital, Health Centre & Nursing Home
7. Educational Institutions
8. Auditorium
9. Religious premises
10. Foreign Missions
11. Dharamshala
12. Barat Ghar
13. Clinic Laboratory
14. Voluntary health Service
15. Library
16. Technical Training Centre
17. Music, Dance & Drama Training Centre
18. Motor Driving Training Centre
19. Children Traffic Park
20. Museum
21. Exhibition Centre and Art Gallery
22. Open Air Theatre
23. Community Hall
24. Cultural & Information Centre
25. Social and Cultural Institutions
26. Orphanage

27. Yoga Centre, Mediation, Spiritual and Religious Discourse Centre
28. Plant Nursery

(b) Uses permissible on Application to Competent Authority :

1. Guest House
2. Storage of perishable, hazardous & inflammable goods
3. Junkyard and Auction marts
4. Coal, wood & Timber Yards
5. Polytechnics and Higher Technical institutions with or without machinery
6. Major Oil Depots & Refilling Plants
7. Gas Installations and Gas works
8. Electric Power Plants
9. Water supply installation including treatment plants
10. Bus & Truck terminals/Depots
11. Service Stations
12. Railway Yards, Railway Station & siding
13. Dock yards
14. Cemeteries Crematoria and Grave yards
15. Religious Buildings
16. Cultural and Philanthropic Associations
17. Hospitals, Medical Centres & nursing Homes
18. Banks, Financial Institutions Professional Business Institutions
19. Public Utility Buildings
20. Commercial Entertainment of a transisent nature
21. Stands for Vehicles on hire like taxies scooters etc.
22. Workshops for servicing & repair

Floor area ratio for above permissible uses shall be 40 with a maximum ground floor coverage of 25%

7.6 Offices

(a) Uses Prohobited

1. Heavy and extenstive industries, roxious obnoxious and hazardous industries, extractive industries
2. Hospitals treating contagious Diseases and Mental patients
3. Slaughter House
4. Ware Housing
5. Storage of perishable, hazardous and inflammable goods
6. Junk Yards
7. Whole sale Mandies

8. Farm Houses
9. Dairy and Poultry Farms
10. Animal raising or ridding stable
11. Workshops for servicing & repairs
12. Processing and sale of farm produce
13. Whole sale Mandies
14. Cemeteries and Cremation Grounds

(b) Uses permissible on Application to Competent Authority :

1. Residential Dwellings
2. Hotels, Motels and Caravan Parks
3. Commercial use
4. Water supply & Installations including treatment plants
5. Sewage Disposal works
6. Gas Installation and Gas Works
7. Bus and Truck Terminals
8. Service station
9. Stands for vehicles on hire like taxies and scooters
10. Railway Stations and yards
11. Helipads
12. Cultural Centres
13. Polytechnics and Higher Technical Institution requiring Machinery etc.

Floor area ratio for above permissible uses shall be 150 with a maximum ground floor coverage of 30%

7.7 Community Facilities

(a) Uses Prohobited

1. Residential
2. Commercial
3. Industrial
4. Ware-Housing and Storage of perishable, hazardous & inflammable goods
5. Junkyards
6. Gas Installation & Gas Works
7. Government Offices
8. Slaughter Houses

(b) Uses permissible on Application to Competent Authority :

1. Bus and Truck Terminal/Depots
2. Helipads, dockyards and jetties
3. Service Stations

4. Carvan parks, Guest houses and residence for watch and ward and essential staff for maintenance connected with the community facilities
5. Stand for vehicles on hire like taxies and scooters
6. Professional offices
7. Cemeteries and crematoria

Floor area ratio for above permissible uses shall be 50 with a maximum ground floor coverage of 25%

7.8 Recreation open spaces, Parks and Play Grounds

(a) Uses Prohobited

Any building or structure which is not required for open air recreation

7.9 Open spaces and Green Verges

(a) Uses Prohobited

Buildings or structure except those ancillary to open spaces and parks

(b) Uses permissible on Application to Competent Authority :

Building and structures ancillary to uses permitted in open spaces and parks such as stand for vehicles on hire like taxies and scooters, commercial use of transient nature like cinema, circus and other shows, public assembly-halls, cultural centres, restaurants and carvan parks, sports stadium open air theatres, open air cinemas.

7.10 Agriculture & Green Belt

(a) Uses Prohobited

1. Residential use except those ancillary to uses permitted in an agriculture use zone
2. Heavy and extensive industries
3. Noxious, obnoxious and hazardous Industries

(b) Uses permissible on Application to Competent Authority :

1. Farm Houses
2. Extractive Industries
3. Brick Kilns, Lime Kilns
4. Gas Installation and Gas Works
5. Electric Power Plant
6. Water Supply installation including treatment plant
7. Hospitals treating contagious disease or mental patients
8. Buses and Truck Terminals/Depots
9. Service Stations
10. Helipads and Air strips
11. Cemeneteries and Crematoria
12. Caravan Parks
13. Storage of perishable hazardous and inflammable goods

14. Junk Yards

15. Coal, wood and timber yards, wholesale trade mandies

16. Slaughter, Houses

Floor area ratio for above permissible uses shall be 25 with a maximum ground floor coverage of 10%