

SEZ POLICY

Compiled & Edited by:



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PREAMBLE

Special Economic Zones (SEZs) are specifically delineated duty-free enclaves treated as a foreign territory for the purpose of industrial, service and trade operations, with exemption from customs duties and a more liberal regime in respect of other levies, foreign investment and other transactions. Domestic regulations, restrictions and infrastructure inadequacies are sought to be eliminated in the SEZs for creating a hassle-free environment. The SEZ Scheme seeks to create a transparent system by introducing simplified procedures for enhancing productivity and making it easier to do business.

According to Government of India Guidelines, SEZs can be developed in the public, private or joint sectors, or by the State Governments. They are expected to promote establishment of large, self-contained areas supported by world-class infrastructure oriented towards export production. Exploiting the full potential of the concept, SEZs would bring large dividends to the State in terms of economic and industrial development and generation of new employment opportunities.

Development Commissioner shall be deemed to be appropriate Development Authority for the notified area of SEZ.

With the background of Government of India guidelines for SEZs, the State has decided to formulate the following SEZ Policy to provide a comprehensive framework for establishment, operations and sustainability of the Special Economic Zones in the State.

This Policy will have overbearing powers existing State Policies on above issues. For issues and areas not covered by the SEZ Framework, the prevailing State Framework & legislation will be deemed to be in force.

OBJECTIVES

The prime objective of the Government is to develop specially delineated economic zones conforming to the guidelines of the Government of India to provide enabling infrastructure and a hassle free environment to promote exports from the State. Special emphasis will be laid on development of product specific Special Economic Zones to harness inherent potential of the State in the fields of

Gems & Jewellery, Handicrafts, Woolen Carpets etc. which would result in increase in exports of these

Commodities with high value addition.

APPROACH

The State Government has worked out a package of concessions and incentives, which have been approved in a meeting of the Board of Infrastructure Development and Investment Promotion (BIDI) held, on 30-11-2002, under the chairmanship of Hon'ble Chief Minister.

In the first phase product specific Special Economic Zones are being planned to be set up for Gems & Jewellery units at Sitapura (Jaipur) and for handicraft units at Boranada (Jodhpur) through Rajasthan State Industrial Development & Investment Corporation (RIICO).

In the subsequent phase private sector participation will be encouraged for development of SEZ for which offers will be invited for both multi-product & product specific SEZs at strategic places.

CONCESSIONS AND INCENTIVES FOR SEZ DEVELOPERS AND UNITS TO BE SET UP IN SEZ:

Following package of concessions and incentives has been sanctioned for SEZ developers and units to be set up in the SEZ:

i. State tax, Duties, Local tax and Levies.

- a. Developers of SEZs, industrial units and other establishments within SEZs will be exempted from all State and local taxes and levies, including sales tax, purchase tax, contract tax, octroi, cess etc. in respect of all transactions made between units/ establishments within the SEZs and in respect of supply of goods and services from the Domestic Tariff Area to units/ establishments in SEZ.
- b. All industrial units and their expansions located in the SEZs shall be exempted from payment of Stamp Duty and Registration Fees.

ii. Grant & Equity

Appropriate grant/equity will be provided for the SEZ project out of the Central Government funds provided under ASIDE scheme as per the guidelines.

iii. Environment

Rajasthan State Pollution Control Board (RPCB) will make the services of one of its officers available in the Office of the Development Commissioner, SEZ. The officer, who will function under the administrative control of the Development Commissioner, will provide NOCs, consent and other clearances required for units within SEZ.

iv. Power

- a. The electricity distribution companies will ensure continuous and good quality of power within the SEZs.
- b. Industrial units and other establishments within the SEZ will be allowed to generate power for their self use. A proposal is under consideration of the competent authority to permit sale of surplus power to the grid.
- c. Exemption from payment of electricity duty will be granted to SEZ developers/SEZ units which generate, transmit, distribute power for a period of 10 years from the date of commencement of such services provided that the power so produced is consumed within the SEZ.

v. Water Supply

Basic inputs like water, effluent treatment & disposal will be provided by the concerned department/ agencies of the State Government to SEZ from its own resources. These facilities will be of high standard.

vi. Labour Regulations

- a. State Government will declare units within the SEZ as "public utility services" under the provisions of Industrial Disputes Act.
- b. The powers of the Labour Commissioner, Government of Rajasthan shall be delegated to the designated Development Commissioner in respect of the area of the SEZs.

vii. SSI & IT Registration

The power to grant provisional and permanent Small-scale Industry Registration and Letter of Intent and Registration of Information Technology units will be delegated to the Development Commissioner in respect of units in the SEZ.

viii. SEZs as Industrial Townships

The State Government will consider to declare the SEZs as Industrial Townships.

ix. Law & Order

The State Government shall make all appropriate arrangements for the maintenance of law and order within the SEZ.

x. Single Window Clearance

All clearances and approvals for the units and services located in SEZ will be provided under Single Window System.

xi. Government Land Allotment

- a. Government land will be allotted to the developer/agency of SEZ at concessional rate.
- b. Land acquisition for SEZ will be taken up under emergency clauses of the Land Acquisition Act.

xii. Connectivity of National Highway/State Highways

Connectivity to the SEZ from National Highways/State Highways will be provided by the Public Works Department of the State Government from its own resources. These facilities will be of high standard.

xiii. Facilities provided by different departments

Facilities such as Police Stations, Dispensaries, Educational Institutions etc. be provided in the SEZ by the concerned departments on priority basis.

xiv. Constitution of a high powered committee for review and development of SEZs

The State Government shall constitute a high powered committee of concerned Secretaries and other concerned officials, including representatives of the SEZ authority, under the Chairmanship of Chief Secretary to resolve various issues pertaining to the promotion, development and functioning of SEZs in the State.

The aforesaid high-powered committee will be empowered for taking necessary decisions in regard to development of SEZ in the private sector.

NOTIFICATIONS ISSUED FOR SEZ			
S.No	NOTIFICATION AND OFFICE ORDERS	SUBJECT	ISSUED DEPT
1.	Notification for exemption of stamp duty No. F. 4 (10) FD/Tax Div./02-204 Dated 01.03.2003	Stamp Duty Remission to the Units in SEZ developed by RIICO	Finance department (Tax Division)
2.	Notification fro exemption from Purchase Tax No. F.4 (10) FD/Tax Div./02.205 Dated 01.03.2003	Exemption from Purchase Tax to the Units Established within SEZ developed by RIICO	Finance department (Tax Division)
3.	Notification for exemption from works Contract Tax No. F.4 (10) FD/Tax Div./02-206 Dated 01.03.2003	Exemption from works contract to the units Established within	Finance department (Tax Division)

		SEZ developed by RIICO	
4.	Notification for exemption from sales Tax No. F.4 (10) FD/Tax Div./02-207 Dated 01.03.2003	Sales Tax exemption to the units established within SEZ developed by RIICO	Finance department (Tax Division)
5.	Notification for exemption from Land Building Tax No. F.4 (10) FD/Tax Div./ 02.208 Dated 01.03.2003	LBT exemption to the units in SEZ developed by RIICO	Finance department (Tax Division)
6.	Notification for exemption from Entry Tax No. F.4 (10) FD/Tax Div./02-209 Dated 01.03.2003	Entry Tax exemption to the units in SEZ developed by RIICO at Jaipur & Jodhpur	Finance department (Tax Division)
7.	Notification for exemption of Electric Duty No. P-4 (10) Finance/Tax Division/02-193 Dated 13.02.2003	Electric Duty exemption to the units established within SEZ	Finance department (Tax Division)
8.	Office order issued by Rajasthan Pollution control board No. F.14 (15) meeting/RPCB/Pig/2326 Dated 6.03.2003	Office order	Rajasthan Pollution Control Board
9.	Office order by Energy Department No. F.15 (5)/Energy/95 Dated 03.02.2003	Office order	Energy Department
10.	Notification for Public utility Status No. F.13 (8) Labour/General/95-II Dated 6.03.2003	Office order	Labour Dept.

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Development Promotion and Control Regulations

The entire Jaipur Region cannot be regulated by land use only for reading use premises level. Accordingly, till Zonal Development Plans are prepared, these regulations shall be guiding document and shall facilitate development as time gap arrangement.

Development Promotion and Control Regulations (MDP-2025)

1. Introduction: - The objective of the Development Promotion/Control Regulations MDP-2025 is to promote and regulate development controls for building(s) within use premises in accordance with the development policies and land use proposals contained in the Master Development Plan-2025 Jaipur Region. These regulations shall be effective in the Urbanisable area (U1), Urbanisable area (U2), Urbanisable area (U3), Eco-sensitive area, Agriculture zone, Ecological zone and rural area of the Master Development Plan-2025.

The DP and CR (MDP-2025) are being envisaged to regulate the development building proposals in the Jaipur Region of JDA. The regulations will act as a mechanism to grant permissions to (prospective developers/Builders/end-users/plot owners etc.) for creation of infrastructure facilities for the city as also to implement the broad land use plan policies of the MDP-2025. These regulations will act as promotional measures but they shall also control the development so as to achieve the planned growth in Jaipur Region.

These are systematic Development Promotion Regulations to ascertain the use activity at two levels. Approval of Land use shall be granted by the competent Authority as per provisions of these regulations.

- i. Conversion of use zones in to use premises (layout), and
- ii. Permission of use activities on use premises. The Development Promotion/Control Regulations differentiate between the use zones and use premises.

Clause - 1.0 The Title and Extent

1.1 These Regulations may be called the Development Promotion/Control Regulations

MDP-2025.

1.2 These Regulations shall apply to the entire Jaipur Region as defined under sub-section

(8) Of section (2) of Jaipur Development Authority Act 1982 (Act No. 25 of 1982)

1.3 They shall come into force at once.

Clause-2.0 Definitions: - In these Regulations unless the context otherwise requires;

2.1 'Land use plan' means the Master Development Plan 2025 indicating use zones as designated in clause 5.1

2.2 'Zonal Development Plan' means a plan for one of the planning zones (Divisions) of the Jaipur Region containing detailed information regarding provision of social infrastructure, parks, open spaces, and Circulation system etc.

2.3 'Local area plan' means the plan of a ward/subzone to be prepared and approved by the concerned local body/Authority.

2.4 'Layout plan' means a plan indicating configuration and size of all use premises. Each use zone may have one or more than one layout plan depending upon the extensiveness of the area under the specific use zones and vice-versa.

2.5 'Permitted use premises' means allowed use premises, without any condition.

2.6 'Permissible use premises' means allowed use premises with certain conditions by the statutory committee.

2.7 'Mixed land use' means the provision for non residential activities in residential premises.

2.8 Words and expressions used in these regulations but not defined shall have the same meanings as assigned to them under the JDA Act and Regulations/byelaws framed there under and also under Master Development Plan-2025.

Clause 3.0 Establishment of use zones and use premises

- 3.1 The Jaipur Region is divided into broad land use zones as mentioned in clause 5.
- 3.2 Each land use zone category which shall be further sub-divided into required number of use premises with or without conditions in layout plans.
- 3.3 In case of specific Urban Design schemes, Redevelopment along MRTS Corridor, Urban Renewal schemes etc, on comprehensive basis the minimum area prescribed for planning and approval:
 - a. Scheme area for redevelopment 2 Ha.
 - b. Plot area for redevelopment 3000 sqm.
- 3.4 The natural drainage of the area shall not be disturbed.
- 3.5 Rainwater harvesting shall form an integral part of the storm water drainage plan, at the time of sanction of any layout plan.

Clause 4.0 Sanction of Plans

- 4.1 Layout Plans, Site Plans and Building plans shall be approved by the competent authority/
Local bodies in their areas of jurisdiction.
- 4.2 A special statutory committee shall be formed to formulate policy guidelines in order to sanction local area plans, layout plans, comprehensive schemes, re-development schemes, and multi-storeyed buildings in all land use categories. The statutory committee shall be empowered to call for the plans from the development organization/Local bodies and would give directions and recommendation where ever necessary. The committee shall be empowered to grant permissions for the activities permitted/permisible under these regulations.

Clause 5.0 Use zones designated.

5.1 Urban Area (U1)

- a. Residential
- b. Commercial (District center/Sub city center/whole sale commercial) & Mixed use.
- c. Industrial
- d. Government reserved areas.
- e. Public and Semi Public (Institutional, Medical, Public utility)
- f. Recreational (Regional Park, District Park and Other Recreational)
- g. Tourism Facility Zone
- h. Water Bodies, Natural drainage etc.
- i. Circulation

5.2 Urban Area (U2)

Low Intensity Zone

High Intensity Zone

5.3 Transit Corridor Development Area (U3)

Low Intensity Zone

High Intensity Zone

5.4 Ecological Zone - G1, G2 and Ecological Area

5.5 Rural Area

Clause-6.0 Location and boundaries of use zones

6.1 Any one of the use zones may be located at one or more than one places as shown in the Land use plan.

6.2 The boundaries of various pockets of use zones are defined in land use plan by features like roads, railway tracks, drains etc.

Clause-7.0 Location and boundaries of use premises

7.1 The location and boundaries of each use premises shall conform to as specified in the layout plan with reference to important bench mark like road, drain or other physical features.

7.2 Any change in the location, boundaries and predominant use of use premises due to any reason and duly approved shall be incorporated in layout plan.

Clause-8.0 Sub-Division of use zones into use premises

8.1 The object of these development regulations is to guide the preparation of layout plans for various land use zones, and service plans corresponding to these layout plans for provision of physical infrastructure like water supply, sewerage drainage etc. shall conform to the prescribed norms.

Clause-9.0 Permission of use premise in use zone;

9.1 May by as a part of approval of layout plan or as a case of special permission by the statutory committee.

Note:

1. The layout plan already approved by the Authority or any other local authority concerned in accordance with the law shall be deemed to have approved under these Development promotion/Control Regulations MDP-2025.
2. An area in respect of which there is no approved layout plan shall be governed by the provisions of the Master Development Plan, or Zonal Development Plan.
3. The permission under these regulations shall be granted for the land use only, the Building permission shall have to be obtained by the plot owner/Developer etc. as per provisions and building parameters of Jaipur. Development Authority (Jaipur Region) Building Regulations as amended from time to time.
4. The statutory committee shall form detailed rules procedures parameters, charges payable etc. for granting permission under these regulations.
5. In case of doubt, the permissibility of use premises shall be decided by the Jaipur Development Authority or the State Government.

Clause- 10.0 Permitted and permissible use in different use zones

10.1 Residential use zone

10.1.1 Permitted Use Premises in Residential Use Zone (R-Zone)

S. No.	Activity	Minimum Area required (Hect.)	Road Width in mtr.	Definitions	Use Premises
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1	Auditoriums	0.15 (for a sitting Capacity up to 500 seats)	30 mtr. & above	A premise having an enclosed space to seat audience and stage for various performances like Concerts, Play, Recitals, Functions, etc.	Auditorium Watch & ward Residence (upto 30 sq.m.),
2	A. Banks	0.075	18 mtr. & above	A premise for office to perform banking function and operations.	Bank, Watch & ward Residence (up to 30 sq.m.), Commercial office, and Canteen.
	B. ATM	0.025	12 mtr.		
3	Barat ghar	0.20	18 mtr. & above	A premise used for marriage and Other social functions.	Barat ghar, Soft drink & Snack bar (up to 15 sq. m.).
4	Boarding house and lodging house	0.05	18 mtr. & above	'Boarding house' is a premise in which rooms are let out on a long term basis as compared to hotels; 'Lodging house' is a premise used for lodging of less than 50 persons	Boarding house and lodging house watch and ward residence (upto 30 sq.m.) personnel service shops of Barber, Launderer, Soft drink & Snack stall Dining Hall (upto 15 sq.m.)
5	Bus stop	2.5 mtr. X 5 mtr.	On 18 Mtr. & above Road	Road side shade for passenger Awaiting city buses.	Bus stop for every 500 to 750 mtr. Interval 30 to 40 mtr. Away from road crossing.
6	Community centre	0.20	18 mtr. & above	A premise having an enclosed space for various social and cultural activities of a residential area.	Community hall, Watch & ward residence (up to 30 sq.m.), Soft drink & Snack Stall.
7	Convenient shopping centre	0.10	12 mtr. & above	A group of shops not exceeding 50 in number in residential area serving a population of 5000 persons.	Retail, Repair and Personnel service shop, Restaurant clinic.
8	Cycle rickshaw/ Cycle cart stand	1.5mtr.x1.5 mtr. Per Unit	As per parking zone of the scheme	—	—
9	Dharamshala	1.0	12 mtr. & above	A premise providing temporary accommodation for short duration on no-profit basis;	Dharamshala, Personnel service Shop of barber & Launderer, Soft drink & Snack bar Dining Hall (upto 15 sq.m.).
10	Exhibition and art gallery	0.10 and above	18 mtr. & above	A premise with facilities for exhibition and display of Paintings, Sculptures, Murals, Ceramics, Handicrafts or products	Library, watch & ward residence (upto 30 sq.m.), Canteen, Exhibition and Art gallery, Auditorium.
11	Township/Mini Township Schemes	1.0 and above	18 mtr. & above	Plotted development/Group Housing /Flats with	—

12	Group housing	0.50	18 mtr. & above (if within a Township Scheme 12 mtr. & Above.)	A premise comprising of residential flats with basic amenities like Parking, Park, Convenience shops, Public utility, etc. or as defined in byelaws	Residential flat, Retail Shop of confectionery, Grocery & General merchandise, Books & Stationary, Chemist, Barber, Laundry, Tailor, Vegetable shop (on Ground floor with an area upto 20 sq.m. Each). Crèche and day care centre, on ground floor with an area up of 50 sq.m.
13	Guest house	0.05	18 mtr.	A guest house is housing for short duration	Guest house watch and wad residence (up to 30 sq.m.) personnel service shops of Barber, Dining Hall Launderer, Soft drink & Snack stall (up to 15 Sq.m.) and Small restaurant
14	Gymnasium	0.05	12 mtr. & above	—	—
15	Health centre and up to 30 beds	0.25 and above	18 mtr. & above	A premise having facilities for treatment of indoor and outdoor patients having up to 30 beds. The health centre may be managed by a public or a charitable institution on non-Commercial basis. It includes family welfare centre.	Health centre watch & ward residence (up to 30 sq.m. Each), Chemist shop (up to 15 sq.m. each).
16	Hostel	As per byelaws	18 mtr. & above	A premise in which rooms attached to 'institutions' or otherwise are let out on a long term basis;	Hostel watch and wad Residence (up to 30 sq.m.) Personnel service shops of Barber, Launderer, Soft drink & Snack stall, Dining Hall (upto 15 sq.m.)
17	I.T. unit in residential plot	0.02 & More	12 mtr. & above	A premise in which I. T. unit in being run.	I.T. unit office watch & Ward.

18	A. Integrated residential school with hostel facility	As per norms Of educational deptt.	18 mtr. & above	A premise having educational and Playing facilities for student's up to xii standard. It shall have boarding facilities for students and may have residences for faculty Members.	Residential flat (for Maintenance staff), Institutional hos ted, Retail shops of 15 sq.m. each (Confectionery, Grocery & General merchandise, Books & Stationery, Chemist, Barber, Launderer, Vegetable), Canteen, Bank extension counter, Auditorium, Indoor games hall, Swimming pool, Play ground, Post office counter facility.
	B. Integrated school without hostel facility		18 mtr. & above		
	C. School for handicapped children		12 mtr. & above		
19	Library	0.05	12 mtr. & above	A premise having a large Collection of books for reading and reference for general public or specific class.	Library, watch & ward Residence (up to 30 sq.m.), Canteen, Exhibition and Art gallery, Auditorium.
20	Local shopping centre	0.40	12 mt. & above	A group of shops not exceeding 75 numbers in residential area serving a population of 15,000 persons.	Retail , Repair and Personnel service shop, Informal sector unit, Commercial office,

21	Nursery & kinder school	0.05	12 mtr. & above	A premise with facilities for training and playing for children preparatory to the school.	Nursery and kindergarten school watch & ward residence (up to 30 sq.m.)
22	Nursing home	0.25	9 mtr. & above	A premise having medical Facilities for indoor and outdoor patients having up to 30 beds. it shall be managed by a doctor or a group of doctors on commercial basis.	Nursing home, watch & Ward Residence (up to 30 sq.m. Each), Chemist shop (up to 15 sq.m. each).
23	Old age home	0.025	12 mtr. & above	A premise with residential and related facilities for old age persons.	Old age home, Residence/flat for Caretaker and watch & ward. Personnel service shop, Dispensary, Club, Community hall.
24	Park	—	—	A premise used for recreational Leisure activities. It may have on it Related landscaping, Parking Facilities, Public toilet, Fencing etc. it will include synonyms like Lawn, Open space, Green, etc.	Park, Soft drink & Snack stall (on the park with & Above 1.0 hectare area).

25	Plant nursery	0.05	9 mtr. & above	Is a premise with facilities for rearing and sale of young plants.	Nursery, watch & ward Residence (up to 30 sq.m.). all structures shall be temporary in nature.
26	Plotted housing	As per scheme	—	A premise for one or more than one dwelling unit and may have on it one main building block and one accessory block for garage/garages and servant quarters;	Residence mixed use Activity as per the recommendation in the section on mixed land use.
27	Police post	0.025	12 mtr. & above	A premise having facilities for a local police post of a temporary nature or on smaller scale as compared to a police station.	Police post, Essential staff housing.
28	Primary school	0.10	12 mtr. & above	A premise having educational and Playing facilities for students up to v standard.	Primary school, Watch & Ward Residence (up to 30 sq.m.), Books and Stationery shop (up to 15 sq.m.), Soft drink & Snack stall.
29	Offices	0.05	18 mtr. & above	—	Parking norms applicable as per bylaws
30	Public utilities and building except services and storage yard	As per Concerned depth. norms	—	(i) Overhead tank - A premise having an overhead tank for storage and supply of water to its neighboring areas. It may or may not include a pump house. (ii) Underground tank - A premise having an underground tank for storage and supply of water to its neighboring areas. It may or may not include a pump house. (iii) Oxidation pond - A premise having a tank used for the oxidation process for sewage and other waste. (iv) Septic tank - A premise having an underground tank	Public utility premise - Overhead tank, Underground tank, Oxidation pond, Septic tank, Sewerage pumping station, Public toilet urinal, Electric substation, Solid waste collection centre, Dhobi ghat.
31	Recreational clubs	0.10	18 mtr. & above	A premise having facilities for Recreational activities including indoor games.	—

32	Religious premise	0.05	12 mtr. & above	A premise dedicated to Accommodations and service of god or other objects of religious nature. It may have different nomenclature in different religions like temple (all faiths), Mosque, Church, Gurudwara, Ashram.	(i) Temple, (ii) Mosque, (iii) Church, (iv) Gurudwara, (v) Synagogue, (vi) Ashram, (vii) Bathing tank, (viii) Dargah and (ix) Charitable dispensary and library . All religious building permitted with permission from Collector
33	Research & development centre	0.075	18 mtr. & above	A premise providing facilities for research and development for any specific field.	Research & Development centre, Watch & ward Residence (up to 30 sq.m.), Residential flat (for maintenance staff) Hostel, Canteen, Bank extension counter, Library, Post Office extension facility.
34	Residence cum work plot (Shop cum Residence)	As per scheme	12 mtr. & above	A premise providing residential Accommodation for one family (one household) and its workspace restricted to ground floor.	Residence, ground floor Area may be used as work- space for Retail shop, Household industry and Personnel service shop.
35	Residential flat	As per norms	12 mtr. & above	A residential accommodation for one family (one household) which may occur as a part of group housing or independently;	Residence, Professional activity (as given in residential plot (1)
36	Secondary School	0.30 (Or as per requirement of education deptt.)	24 mtr. & above	A premise having educational and Playing facilities for students up to x standard. It shall include middle schools which are up to viii standard for the purpose of this code.	Secondary, Senior secondary and Integrated school, Watch & ward Residence (up to 30 sq.m.), Books & Stationery and Chemist shop (up to 15 sq.m.), Soft drink & Snack stall, Canteen, Bank extension counter, Auditorium, Indoor games hall, Swimming pool, Post office counter facility.
37	Senior Secondary School	0.50 (Or as per requirement of education deptt.)	24 mtr. & above	A premise having educational and playing facilities for students up to xii standard.	Secondary, Senior secondary and Integrated school, Watch & ward residence (up to 30 sq.m.), Books & Stationery and Chemist shop (up to 15 sq.m.), Soft drink & Snack stall, Canteen, Bank extension counter, Auditorium, Indoor games hall, Swimming pool, Post office counter facility.

38	Social welfare centre without auditorium	0.10	18 mtr. & above	A premise with facilities for Welfare and promotion of community development.	Social welfare centre, Watch & ward Residence (up to 30 sq.m.), Canteen, Exhibition – cum – sale counter.
39	Taxi & auto stand	2 mt. x 2 mt.	As per parking zone of the scheme	—	—
40	Technical training centre	(As per norms Of Technical education deptt.)	18 mtr. & above	A premise with facilities for Training in discipline of technical nature. it includes technical school and industrial training institute, etc.	Technical training centre, Residential flat (for maintenance staff), Books & Stationery shop, Chemist shop (up to 15 sq.m. each), Canteen, Bank extension counter, Auditorium, Post office counter facility.
41	Water pumping station.	As per PHED norms		In facility area.	—
42	Yoga centre and praktik Chikitsalaya	0.05	12 mtr. & above	A premise having facilities for self attainment, achieving higher quality of mind and body, Spiritual and Religious discourse, nature cure etc.	Yoga centre, Meditation, Spiritual and Religious discourse centre- Yoga centre, Naturopathy Watch & ward residence (up to 30 sq.m.), Hostel, Soft drink & stall.

10.1.2 Permissible Use Premises in Residential Use Zone

S. No.	Activity	Minimum Area Required (Hect.)	Road Width in mtr.	Definitions	Use Premises
1	Burial grounds/ Cremation site	The site for Burial grounds/ Cremation site shall be identified at such locations which are not in conflict with Residential areas.	—	A premise with facilities for burying/Cremation of dead bodies	Burial ground, Cremation ground, Cemetery and electric crematorium - burial ground, Cremation ground, Cemetery and electric crematorium, Retail shops of wood, Flowers and related materials, Watch & ward Residence (up to 30 sq.m.)
2	Children traffic park	1.0 to 2.0	18 mtr. & above	A premise in the form of park with facilities for introducing and Educating children about traffic and signaling.	Children traffic park, Watch & ward residence (up to 30 sq.m.), Soft drink & Snack stall, Museum, Auditorium.

3	A. Cinema hall	0.15	30 mtr. & above	A premise with facilities for Projection of movies and stills with a covered space to seat audience.	Cinema, Watch & ward Residence (up to 30 sq.m.), Administrative office, Soft drink & Snack stall, Museum, Auditorium.
	B. Multiplex	0.20	30 mtr. & above		
4	Clinical laboratory	0.01	18 mtr. & above	A premise with facilities for carrying out various tests for confirmation of Symptoms of a disease.	Clinical laboratory, Soft drink & Snack stall.
5	House hold industry	—	12 mtr. & above	—	As per RPCB
6	Motor vehicle repairing work shop garages	—	—	In convenient shopping centre.	—
7	Multipurpose shop	—	—	In convenient shopping centre.	—
8	Municipal state and central Govt. office	(As per requirement of the concerned deptt.)	12 mtr. & above	A premise used for the office of central/ state government.	Central government office, Local government office & Public undertaking office - Central government, State government, Local government & Public undertaking office. Watch & ward residence (up to 30 sq.m.), Retail shop, chemist, Books and Stationery, Consumer Store (up to 20 sq.m. each on ground floor), Canteen, Bank extension counter, Post office extension counter.
9	Museum	0.05	18 mtr. & above	A premise with facilities for storage and exhibition of objects illustrating antiques, Natural History, Art, etc.	Museum, Exhibition centre and Art gallery, Auditorium and Open air theatre, Museum, Exhibition centre and Art gallery, Auditorium and open air theatre, Watch & ward residence (up to 30 sq.m.), Canteen.
10	Music dance & Drama training centre	0.10	18 mtr. & above	A premise having facilities for imparting training and coaching for Music, Dances and Dramatics.	Museum, Exhibition centre and Art gallery, Auditorium and Open air theatre- Museum, Exhibition centre and Art gallery, Auditorium and Open air theatre, Watch & ward Residence (up to 30 sq.m.), Canteen.
11	Open air theatre	0.20	18 mtr. & above	A premise having facilities for Audience seating and a stage for performance and is open to sky.	Open air theatre, Watch & Ward Residence (up to 30 sq.m.), Canteen.

12	A. Orphanage without school B. Orphanage with school facility	0.05	12 mtr. & above 18 mtr. above	A premise with facilities for boarding of children who are Bereaved of parents. it may or may Not have educational facilities.	Boarding house, School, Watch & ward (up to 30 Sq. m.)
13	Petrol & diesel pump without service station	As per norms of M.O.S.T.	24 mtr. & above	A premise for sale of petroleum Products to consumers.	Petrol pump, Soft drink & Snack Stall.
14	Printing press	0.02	12 mtr. & above	A premise with facility of machinery for printing & publishing Books, etc.	Hall for providing press. Watch & ward, Toilet etc.
15	Restaurants	0.05 to 0.07	24 mtr. or above	A premise used for serving food Items on commercial basis including cooking facilities. It may have covered or open or both for sitting arrangement.	Restaurants
16	Social cultural institute	0.1	18 mtr. & above	A premise with facilities for activities of socio-cultural nature run by a public, Voluntary or individual on primary non-commercial basis.	Social and Cultural institute, Watch & ward residence (up to 30 sq.m.), Soft drink & Stall, Restaurant, Bank extension counter facility, Canteen, Auditorium, Library, Music, Drama training centre, Museum, Exhibition centre and Art gallery.
17	Health Resort	0.25	18.0 mtr.	A premise to enhance health Condition of residents by providing health improvement condition.	As decided by statutory committee

- ❖ All uses other than plotted housing need to provide parking norms as per Building Regulations.

10.2 Commercial use zone

10.2.1 Permitted Use Premises in Commercial Use Zone

S. No.	Activity	Minimum Area required (Hect.)	Road width in mtr.	Definitions	Use Premises
1	Auditorium	0.20	18 mtr. & above	A premise having an enclosed space to seat audience and stage for various performances like concerts, play, Recitals, functions, etc.	Museum, Exhibition centre and Art Gallery, Auditorium and Open air theatre, Watch & ward Residence (up to 30 sq.m.), Canteen.

2	Auto/Thela/ Rickshaw stand	2 mtr. x1.5 mtr. per auto 2 mtr. x 2 mtr. per thela & 2 mtr. x 1.5 mtr. per rickshaw	—	A premise providing space for parking of Auto/Thela/Rickshaw with or without parking fee.	—
3	Bakeries & confectionaries	0.03	12 mtr. & above	Premise having an electric Own/Bhatti for making Bakeries items & there marketing.	—
4	Bank	0.025	18 mtr. & above	A premise for office to perform banking function and operations.	Bank, Watch & ward residence (up to 30 sq.m.), Commercial office, and Canteen.
5	Boarding house & Lodging house	0.03	18 mtr. & above	Boarding house' is a premise in which rooms are let out on a long term basis as compared to hotels; 'Lodging house' is a premise used for lodging of less than 50 persons.	Boarding house and Lodging house, Watch and ward residence (upto30sq.m.) Personnel service shops of Barber, Launderer, and Soft drink & Snack stalls (upto15 sq.m.)
6	Bus terminal	1.0	30 mtr. & above	A premise used by public Transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers.	Bus terminal, Soft drink & Snack stall Administrative office, Other offices and Commercial areas.
7	Cinema Multiplex	0.15 0.20	30 mtr. & above 24.0 mtr.	A premise with facilities for Projection of movies and stills with a covered space to seat audience.	Cinema, watch & ward Residence (up to 30 sq.m.), Administrative office, Soft drink & Snack stall, Museum, Auditorium.
8	A. Technical college B. Medical college	As per AICTE norms As per norms of Medical council of India	30 mtr. & above 30 mtr. & above	A premise having educational and playing facilities for students of under graduated and post graduated courses under a university. It includes all professional disciplines.	College, Residential flat (for maintenance staff), Institutional hosted, Retail shops of 15 sq.m. each (Confectionery, Grocery & General merchandise, Books & Stationery, Chemist, Barber, Launderer, Vegetable), Canteen, Bank extension counter, Auditorium, Indoor games hall, Swimming pool, Play ground, Post office Counter facility.

9	Commercial office	0.05	12 mtr. & above	A premise used for offices of profit Making organization.	Commercial office, Retail & Personnel service shop, Restaurant, Bank, Post & Tele graph office
10	A. Gas godown including supply office	0.6	18 mtr. & above	A premise having storing facilities for Gas cylinder storage out skirts of residential colony. (200 mtr. Away from residential Plot)	Gas Godown, Watch & ward Residence (upto 30 sq.m.), Caretaker Office.
	B. Gas Booking office	3 mtr.X 3 mtr.	9 mtr. & above	A shop/office for booking of Gas Cylinder without any storage.	
11	Godowns & ware housing (non-inflammable)	0.15	18 mtr. & above	A premise for wholesale trade is a premise from where goods and commodities are sold and delivered to retailers. Such premise include storage and go down and loading and unloading facilities.	Wholesale trade– Wholesale shop, Go down & Storage, Commercial office (Restricted to 25% of the total floor area)
12	Govt./ Institutional office	0.05	18 mtr. & above	A premise used for the office of union/ state government.	Central government, State government, Local government & Public undertaking office. Watch & ward residence (up to 30 sq.m.), Retail shop, Chemist, Books and Stationery, Consumer store (up to 20 sp.m. each on ground floor), Canteen, Bank extension counter,
13	Group housing/ plot	As per Building regulations 2010	As per building regulations 2010	A premise comprising of residential flats with basic amenities like Parking, Park, Convenience shops, Public utility, etc.	Group housing– Residential flat, Retail shop of Confectionery, Grocery & General merchandise, Books & Stationary, Chemist, Barber, Laundry, Tailor, Vegetable, shop (on ground floor with an area up to 20 sq.m. each). Crèche and day care centre, on ground floor with an area up to 50 sq.m.

14	Guest houses	0.05	18 mtr. & above	A guest house is housing for short duration	Hostel, Guest house, Boarding house and Lodging house, watch and Ward residence (up to 30 sq.m.), Personnel service shops of Barber, Launderer, Soft drink & Snack stall, Dining Hall (up to 15 sq.m.)
15	Health centre up to 20 beds	0.20 to 0.30	18 mtr. & above	A premise having facilities for Treatment of indoor and outdoor patients having up to 30 beds. The health centre may be managed by a public or a charitable institution on non-commercial basis. It includes family welfare centre.	Health centre Watch & Ward Residence (up to 30 sq.m. each), Chemist shop (up to 15 sq.m. each).
16	Hotels	0.075	24 mtr. & above	A premise used for lodging of 15 persons or more on payment with Or without meals.	Hotel, Retail & Personnel service shop & Commercial office Restricted to 5% of The total floor area, Restaurant.
17	Library	0.05	12 mtr. & above	A premise having a large collection Of books for reading and reference for general public or specific class.	Library, watch & ward Residence (up to 30 sq.m.), Canteen, Exhibition and Art Gallery, Auditorium.
18	Medical clinic	0.02	12 mtr. & above	A premise with facilities for treatment of outdoor patients by a Doctor. In case of a polyclinic, it shall be managed by a group of Doctors.	Clinic
19	Motor driving training centre	0.1	18 mtr. & above	A premise having facilities for Training of driving automobiles.	Motor driving training Centre, Watch & ward residence (up to 30sq.m.) Soft drink & Snack stall.
20	Nursing home	0.10 to 0.20	18 mtr. & above	A premise having medical facilities for indoor and outdoor patients Having up to 30 beds. it shall be managed by a doctor or a group of Doctors on commercial basis.	Nursing home, Watch & Ward Residence (up to 30 sq.m. each), Chemist shop (up to 15 sq.m. Each).
21	Park/open space	—	—	A premise used for recreational Leisure activities. it may have on it related Landscaping, Parking facilities, Public toilet, Fencing etc. it will include synonyms like Lawn, Open space, Green, etc.	Park, soft drink & snack stall (in the park with & Above 1.0 hectare area).
22	Parking sites	As per scheme	As per parking zone of the scheme	A premise used for parking of vehicles. The public parking lots may be run on commercial or non - Commercial basis.	Parking

23	a. Petrol pump with service station b. without service station	36 mtr.x 36 mtr. 20 mtr.x20 mtr. MOST norms	24 mtr. & above	A premise for sale of petroleum Products to consumers. It may include servicing of automobiles	Petrol pump, Soft drink & Snack stall, Automobile repair shop.
24	Police station/Police post	0.05 to 0.1	12 mtr. & above	A premise having facilities for the offices of local police station.	Police station, Essential staff Housing. Police post, Essential staff housing
25	Post office	0.02 to 0.05	12 mtr. & above	A premise with facilities for postal Communication for use by the public.	Post office, Post & Telegraph office, Watch & ward residence (up to 30 sq.m.), Canteen.
26	Railway freight go down	As per deptt. norms	—	A premise for storage of goods transported by the railways.	—
27	Technical training institute	0.1	18 mtr. & above	A premise with facilities for training In discipline of technical nature. It includes technical school and industrial training institute, etc.	Technical training centre, Residential flat (for maintenance staff), Books & Stationery shop, Chemist shop (up to 15 sq.m. each), Canteen, Bank extension counter, Auditorium, Post office counter facility.
28	Research and Development	0.1	18 mtr. & above	A premise providing facilities for research and d envelopment for any specific field.	Research and Development centre, Watch & ward residence (up to 30 sq.m.), Residential flat (for maintenance staff) Hostel, Canteen, Bank extension counter, Library, Post office extension facility
29	Restaurant	0.05 to 0.07	24 mtr. & above	A premise used for serving food Items on commercial basis including cooking facilities. it may have covered or open or both for sitting arrangement.	Restaurant
30	Service centre & service industry	0.05	18 mtr. & above	A premise essentially having repair shops for automobiles, electrical appliances, building material, etc. to provide essential services to neighboring residential areas.	Retail, Repair & Personnel service shop, Cottage industry, Gas go down, Commercial office.
31	Financial institution	0.10	18 mtr. & above	A premise having facilities for Stock trading and financial activities.	Stock trading, foreign exchange & Trassing activities banking facilities, brokers offices etc.

32	Technical training centre	0.10 (As per norms of Technical education deptt.)	18 mtr. & above	A premise with facilities for training in discipline of technical nature. It includes technical school and industrial training institute, etc.	Technical training centre, Residential flat (for staff), Books & Stationery shop, Chemist shop (up to 15 sq.m. each), Canteen, Bank extension counter, Auditorium, Post office counter facility.
33	Telephone exchange/ centre	As per Govt. norms	12 mtr. & above	A premise having facilities for Central operation of telephone system for a designated area.	Telephone exchange, Watch & ward Residence (Up to 30 sq.m.), Canteen.
34	Ware housing & covered storage	0.05 to 0.1	18 mtr. & above	A premise for ware housing and storage means premise for exclusive use of storage of goods and commodities in a manner as per the requirements of respective commodities. The premises include the related loading and unloading facilities for the purpose of carriage of the goods and commodities.	Storage, go down & ware housing, Watch & ward Residence (up to 30 sq.m.), Wholesale outlet, Administrative & Sales office.
35	Wholesale trade	0.15	18 mtr. & above	A premise - from where goods and Commodities are sold and delivered to retailers. Such premise include storage and go down and loading and unloading facilities.	Wholesale shop, go down & storage, Commercial office (restricted to 25% of the total floor area) notes :- (i) Park, Parking, Public conveniences, Public utility are permitted in all premise Wherever needed. (ii) In case of clubbing of premise, uses of all the premise clubbed are allowed. (iii) In case of doubt, the permissibility of use premise/use activity shall be decided by the concerned committee of the Jaipur development authority constituted under section 10 of the act. (iv) A structure which can be shifted from one place to another or removed as eh case may he shall be considered as temporary structure.

10.2.2 Permissible Use Premises in Commercial Use Zone

S. No.	Activity	Minimum Area Required (Hect.)	Road Width in mtr.	Definitions	Use Premises
1	Bus terminal	As per requirement of the RSRTC	18 mtr. & above	A premise used by a public transport agency or any other such agency for parking maintenance and repair of buses. This may or may not include a workshop.	Bus depot, workshop, Watch & ward Residence (up to 30 sq.m.) Soft drink & Snack stall Administrative office.
2	Children's traffic park	.01	12 mtr. & above	A premise in the form of park with facilities for introducing and educating children about traffic and signaling.	Children traffic park, Watch & ward Residence (up to 30 sq.m.), Soft drink & Snack stall, Museum, Auditorium
3	Coal/wood/ Timber yard.	0.1	24 mtr. & above	open space for storage & trading of Coal/Wood/ Timber.	Trading & facilities for storage of Coal/Wood/ Timber watch & ward Flat up to 30 Sq.m.
4	Cold storage / chilling plant	0.1	30 mtr. & above	A premise where perishable commodities are stored in covered space using mechanical and electrical devices to maintain the required temperature, etc.	Cold storage, Watch & ward Residence (up to 30 sq.m.), Caretaker office.
5	Community hall	0.25	18 mtr. & above	A premise having an enclosed space For various social and cultural activities of a residential area.	Community hall, Watch & Ward Residence (up to 30 sq.m.), Soft drink & Snack stall.
6	Cultural information centre	0.10	18 mtr. & above	A premise with facilities for cultural and information services for an institution, state and country.	Cultural and Information centre, Watch & ward Residence (up to 30 sq.m.), Hostel, Canteen, Bank extension counter facility, Auditorium (up to 500v seating capacity) Library, Exhibition and Art gallery.
7	Exhibition centre and art gallery	1.0	18 mtr. & above	A premise with facilities for exhibition and display of Paintings, Sculptures, Murals, ceramics, Handicrafts or products of a specific class.	Exhibition centre and Art Gallery Watch & ward residence (up to 30 sq.m.), Canteen.
8	Gas installation & gas works	0.10	24 mtr. & above	A premise with the facilities of storage for Gas cylinders and Gas welding work.	Buffer need to be given Around.

9	Hospitals	0.1	24 mtr. & above	A premise providing medical facilities of General or specialized nature for treatment of indoor and outdoor patients.	Hospital, Residential flat (employees and service personnel), Institutional hostel, Medical college, Retail shop (Confectionery, Grocery & General merchandise, Books and Stationery, Barber, Launderer, Vegetable).
10	Hotel Transit visitors houses	0.075 0.10	18 mtr. & above	A premise in which room attached to Institutions or otherwise are let out on a long term basis.	Hotel, Commercial office, Retail & Personnel service shop, Restricted 5% of the total floor area, Restaurant
11	Junk yard	0.05	12 mtr. & above	A premise for covered, semi-covered or Open storage including sale and purchase of waste goods, Commodities and Materials.	Junk yard, Watch & ward Residence, Sales office.
12	Motor garage and work shop	0.05	12 mtr. & above	A premise for servicing and repair of automobiles.	Workshop, Watch & ward Residence (up to 30 sq.m.) Soft drink & Snack stall Administrative office.
13	Open air theatre	0.25	18 mtr. & above	A premise having facilities for Audience seating and a stage for performance and is open to sky.	Open air theatre, Watch & Ward Residence (up to 30 sq.m.), Canteen.
14	Religious buildings	0.05 to 0.1	12 mtr. & above	A premise dedicated to accommodations and service of god or other objects of religious nature. It may have different nomenclature in different religions like temple (all faiths), Mosque, Church, Gurudwara, Ashram.	(i) Temple, (ii) Mosque, (iii) Church, (iv) Gurudwara, (v) Synagogue, (vi) Ashram, (vii) Bathing tank, (viii) Dargah and (ix) Charitable dispensary and Library with permission of Collector
15	Research & Development centre	0.1	18 mtr. & above	A premise providing facilities for Research and development for any specific field.	Research and Development Centre, Watch & ward Residence (up to 30 sq.m.), Residential flat (for maintenance staff) Hostel, Canteen, Bank extension counter, Library, Post office extension facility.

16	Vocational training institute	0.1	18 mtr. & above	A premise with training facilities for short – term courses for discipline, preparatory to the employment in certain profession and trade. It includes training-cum-work centre.	Vocational training institute, watch & ward residence (up to 30 sq.m.), Hostel, Books & Stationery shop (up to 15 sq.m.), Canteen, Library.
17	Voluntary health service	0.05	12 mtr. & above	A premise having medical facilities for Treatment of outdoor patients and other like blood bank, etc. by voluntary institutions. This service may also take the form of temporary camp with charitable motive.	Voluntary health service, Watch & ward Residence (up to 30 sq.m.), Administrative office, Dispensary, Canteen.
18	Ware housing/storage go downs of perishable goods	0.15	18 mtr. & above	A premise for storage, go down and ware housing means premise for exclusive use of storage of goods and commodities in a manner as per the requirements of respective commodities. the premise includes the related loading and unloading facilities for the purpose of carriage of the goods and commodities by road transport or rail transport as the case may be;	Storage, go down & ware housing, Watch & ward Residence (up to 30 sq.m.), Wholesale outlet, Administrative & Sales office.

Note: The activities that are permissible in Sub city Center/District Center/Whole sale commercial sub use zone is enumerated in the Development Plan (Volume-II)

10.2.3 Mixed Use Zone.

- 10.2.3.1 Permissible and non permissible uses in mixed land use Zone.
- 10.2.3.2 Any trade or activity involving any kind of obnoxious, hazardous, inflammable, non compatible and polluting substance or process shall not be permitted.
- 10.2.3.3 Commercial activity in the form of retail shops as per 10.2.2 shall be permitted in Plots abutting notified mixed land use. Retail shops shall be permitted on plots abutting streets notified for mixed Use only on the ground floor up to the maximum permissible ground floor coverage with standard FAR and height as per building regulations 2010.
- 10.2.3.4 Shops operating from basement on such streets may continue, subject to relevant provisions of building byelaws, structural safety and fire safety clearance. The following activities shall not be allowed under mixed use such as:
Retail shop of building materials timber products (excluding furniture) Marble, iron and steel, (gravel, cement and sand) etc.
- 10.2.3.5 The small shops of maximum 20 sq.mtr. Area trading in or dealing with the following items or activities may be allowed on ground floor only, in residential premises as listed below.
- i. Vegetables/ fruits/ flowers.

- ii. Bakery items / confectionary items.
- iii. Kirana / General store / Departmental store.
- iv. Dairy product.
- v. Stationary / books / gifts / book binding.
- vi. Photo state / Fax / STD / PCO.
- vii. Cyber cafe / Phone call booths.
- viii. LPG booking office / Showroom without LPG cylinders.
- ix. Atta Chakki.
- x. Barber shop / Hair dressing saloon / Beauty parlour.
- xi. Laundry / Dry cleaning / Ironing.
- xii. Sweet shop / Tea stall without sitting arrangement.
- xiii. Chemist shop / Clinic / Dispensary / Pathology lab.
- xiv. Optical shop.
- xv. Tailoring shop.
- xvi. Electrical / Electronic repair shop.
- xvii. Photo studio.
- xviii. Hosiery / Readymade garments / Cloth shop
- xix. ATM.
- xx. Cycle repair shop.

10.2.3.6 Other Activity

1. Nursing home, clinic, dispensary, pathology lab diagnostic center.
2. Guest house (including lodging house) irrespective of number of rooms.
3. Bank
4. Fitness center (including gymnasium, yoga/meditation center) / Beauty Parlour/ Dressing saloons.
5. Budget Hotels
6. Dharmashalas
7. Commercial Offices
8. Dancing classes' center
9. Restaruant
10. Any other activity with the permission of the respective authority, which do not disturb the serenity area as per Rajasthan State Pollution Control Board Norms.

Note:

- a. The above mentioned activities shall also be subject to any other specific terms and condition as may be prescribed in the relevant acts / rules / regulations, orders applicable to them.
- b. The conversion charges shall be as per commercial conversion rates.
- c. It shall be the responsibility of the plot owner to make arrangement for parking as per the bylaws so that the parking does not encroach / spill over on public land.

- d. No encroachment shall be permitted on street or public land.
- e. Development control norms as per building by laws applicable for the particular residential use will continue if the plot owner wants to retain Residential character / use.
- f. If the notified street is a master plan road, and if a service road is available or provided for by local bodies, then the mixed use premises should be approached from such service road and not directly from the main carriageway.
- g. If any commercial activity is proposed on plotted development, front set back should not have boundary wall so that it can be used for additional parking.
- h. Common parking areas would be earmarked on notified mixed use streets taking it to an account that the additional load on traffic and parking consequent' up on notification of the street under mixed use policy.
- i. Where there is only one dwelling unit in a residential plot there can be only one type of mixed use (i.e. retail shop as per or professional activity or one of the other activities listed in. 10.2.5
- j. Where there are more than one dwelling units in a residential plot, each of the dwelling units will be permitted to have only one type of mixed use activity i.e. (either retail shop or professional activity or any one of the other activity as listed in 10.2.5
- k. In group housing only professional activity and small shops as listed in 10.2.5 shall be permissible. Retail shops specifically provided in the layout plan of group housing shall be permissible.
- l. The case of mixed use within the plot, the building regulations may specify and to that extent the above shall be treated as modified.
- m. The building permission is required in all such cases.
- n. The moment the requisite permitted use is discontinued, the plot holder requires getting the intended use as registered.
- o. All such cases shall be issued with USER PERMITS and shall be renewed every year or as decided by the local Authority.
- p. Any complaint with respect to nuisance to Residents, it to be lodged with the Pollution Control Board and the decision of the Board will be binding on the Local Authority and the plot holder.
- q. The first can be put to residential/commercial offices/ any other item/activity, if, notified by the State Government.

10.3 Industrial Use Zone

10.3.1 Permitted Use Premises in Industrial Use Zone

(Manufacturing, service and light industry, extensive and heavy industry, special industrial areas and warehousing) in industrial use zone the buildings and premises shall normally be used for identifying permitted and permissible use/activities, on an application.

S. No.	Activity	Minimum Area Required (Hect.)	Road width in mtr.	Definitions	Use Premises
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1	Auditorium	0.15	18 mtr. & above	A premise having an enclosed space to seat audience and stage for various performances like concerts, Play, Recitals, Functions, etc.	Museum, Exhibition centre and Art gallery, Auditorium and Open air theatre, Watch & ward Residence (up to 30 sq.m.), Canteen.
2	Boarding house and lodging house	0.05	18 mtr. & above	Boarding house' is a premise in which rooms are let out on a long term basis as compared to hotels; 'Lodging house' is a premise used for lodging of less than 50 persons.	Boarding house and Lodging house, watch and wad residence (up to 30 sq.m.) Personnel service shops of Barber, Launderer, Soft drink & Snack stall (up to 15 sq.m.)
3	Bus depot & Workshop	0.15 (As per requirement of RSRTC)	18 mtr. & above	A premise used by a public transport agency or any other such agency for parking maintenance and repair of buses this may or may not include a workshop.	Bus depot, Workshop, Watch & ward Residence (up to 30 sq.m.) Soft drink & Snack stall, Administrative office.
4	Bus terminal	1.0 (As per requirement of RSRTC)	30 mtr. & above	A premise used by public Transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers.	Bus terminal, Soft drink & Snack stall, Administrative office, Other offices.
5	Cinema	0.15	30 mtr. & above	A premise with facilities for projection of movies and stills with a covered space to sea audience	Cinema, Watch & ward Residence (up to 30 sq.m.), Administrative office, Soft drink& Snack stall, Museum, Auditorium
6	Cold storage and Ice factory	0.1 to 0.15	30 mtr. & above	A premise where perishable commodities are stored in covered space using mechanical and electrical devices to maintain the required temperature, etc.	Cold storage, Watch & Ward Residence (up to 30 sq.m.), Caretaker office.
7	Commercial complex	0.10	12 mtr. & above	A premise having training facilities for Stenography, Correspondence, Record keeping, etc.	Commercial and Secretarial training centre, Watch & ward Residence (up to 30 sq.m.), Canteen.
8	Dispensary	0.08 to 0.12	12 mtr. & above	A premise having facilities for medical advice and provision of medicines managed by public or charitable institutions.	Dispensary, Soft drink & Snack stall.
9	Gas godowns	per petroleum norms		A premise where cylinders of cooking gas or other gas are stored.	Gas godown, Watch & ward residence (up to 30 sq.m.), Caretaker office.

10	Guest house	0.05	18 mtr. & above	A guest house is premise for housing the staff of Government, Semi-government, Public undertaking and Private limited company for short duration;	Guest house, Watch and Ward Residence (up to 30 sq.m.) Personnel service shops of Barber, Launderer, Soft drink & Snack stall (up to 15 sq.m.)
11	Hostels	0.05	18 mtr. & above	A premise in which rooms attached to 'Institutions' or otherwise are let out on a long term basis;	Hostels watch and ward Residence (up to 30 sq.m.) personnel service shops of Barber, Launderer and Soft drink & Snack stall (up to 15 sq.m.)
12	Loading unloading spaces	As per parking zone of the scheme	—	—	—
13	Nursing home	0.10 to 0.20	18 mtr. & above	A premise having medical facilities for indoor and outdoor patients having up to 30 beds. It shall be managed by a doctor or a group of doctors on commercial basis.	Nursing home, Watch & ward Residence (up to 30 sq.m. Each), Chemist shop (up to 15 sq.m. each).
14	Park	0.1 or may be more	—	A premise used for recreational Leisure activities. It may have on it related landscaping, parking facilities, public toilet, fencing etc. It will include synonyms like Lawn, Open space, Green, etc.	Park, Soft drink & Snack stall (on the park with & Above 1.0 hectare area).
15	Parking	As per parking zone of the scheme	—	A premise used for parking of vehicles. The public parking lots may be run on commercial or non-commercial basis.	Parking
16	Petrol & diesel pump without service stations	20 mtr. x 20 mtr.	24 mtr. & above	A premise for sale of petroleum Products to consumers.	Petrol pump, Soft drink & Snack stall, Automobile repair shop.
17	Petrol & diesel pump with service stations.	36 mtr. x 36 mtr.	24 mtr. & above	A premise for sale of petroleum products to consumers. It may include servicing of automobiles.	—

18	Public utilities	As per norms of Concerned deptt.	—	<p>(i) Overhead tank - a premise Having an overhead tank for storage and supply of water to its neighboring areas. It may or may not include a pump house.</p> <p>(ii) Underground tank - A Premise having an underground tank for storage and supply of water to its neighboring areas. It may or may not include a pump house.</p> <p>(iii) Oxidation pond - A premise having a tank used for the oxidation process for sewage and other waste.</p> <p>(iv) Septic tank - A premise Having an underground tank for collection of sewage and its consequent disposal.</p> <p>(iii) Sewage pumping station - A Premise with a pumping station used for pumping sewage on to a higher gradient.</p> <p>(iv) Public toilet and urinal- A Premise having latrine and urinals for use of public. It may or may not include drinking water facility.</p> <p>(v) Electric sub -station - A</p>	Underground tank, Overhead tank, Oxidation pond, Septic tank, Sewage pumping station, Public toilet and urinals electric substation, Solid waste collection centre, Dhobi ghat
19	Restaurants	0.05 to 0.07	24 mtr. & above	A premise used for serving Food items on commercial basis including cooking facilities. It may have covered or open or both for sitting arrangement.	Restaurant.
20	Storage and depot on non-perishable and non inflammable commodities and incidental use	0.1 or more	18 mtr. & above	A premise for storage, Go down And ware housing means a premise for exclusive use of storage of goods and commodities in a manner as per the requirements of respective commodities. The premise includes the related loading and unloading facilities for the purpose of carriage of the goods and commodities by road transport or rail transport as the case may be.	Storage, Go down & Warehousing, watch & Ward residence (up to 30 sq.m.), Wholesale outlet, Administrative & Sales office.
21	Ware housing	0.05 or more	12 mtr. & above	—	—

22	Whole sale business establishment	0.02 to 0.05	12 mtr. & above	A premise for wholesale Trade is a premise from where goods and commodities are sold and delivered to retailers. Such premise include storage and go down and loading and unloading facilities.	Wholesale shop, Go down & Storage, Commercial office (restricted to 25% of the total floor area)
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10.3.2 Permissible Use Premise in Industrial Use Zone

S. No.	Activity	Minimum Area required	Road width in mtr.	Definitions	Use Premises
1	Auto/thela/ Rickshaw stand	2 mtr. X 1.5 mtr. Per Auto 2 mtr. X 2 mtr. Per thela & 2 mtr. X 1.5 mtr. Per Rickshaw		A premise for Auto/Thela/ Rickshaw for Parking the same During non committing time.	—
2	Banks & financial institutions	0.025	12 mtr. & above	A premise for office to perform banking & financial institutions Functions & operations.	Bank, Office, Watch & ward Residence up to 30 sq. mtr.
3	Electric power plants	As per norms of concerned deptt.		—	—
4	Exhibition centers and Art gallery	0.10	18 mtr. & above	A premise with facilities for Exhibition and Display of Paintings, Sculptures, Murals, Ceramics, Handicrafts or products of a Specific class.	Exhibition centre and Art gallery watch & ward Residence (up to 30 sq.m.), Canteen.
5	Flatted group industry	0.1 & above	12 mtr. & above	A premise having a group of small Industrial units having up to 50 workers with non-hazardous performance. These units may even be located in multi-storeyed building.	Cottage and small industries shall be permitted, Provided such industries do not have excessive: i. Vibrations or ii. Solid or liquid water or iii. Movement or raw Material/finished products. Watch & ward residence (up to 30 sq.m.),
6	Govt./semi Govt. private business establishment	0.1	18 mtr. & above	—	—

7	Hospitals	0.5 or may be more	30 mtr. & above	A premise providing medical Facilities of general or specialized nature for treatment of indoor and outdoor patients.	Hospital, Residential flat (employees and service personnel), Institutional hostel, Medical college, Retail shop (confectionery, Grocery & General merchandise, Books and Stationery, Barber, Launderer, Vegetable).
8	Indoor stadium	2 Hect. & above	18 mtr. & above	A premise for indoor stadium with play area and spectator seating including related facilities for players.	Stadium, Local government office (maintenance), Watch & ward Residence (up to 30 sq.m.), Residential flat (for maintenance staff), Retail shop, Restaurant.
9	Industry specific type	As per deptt. of industry norms		A premise for an industrial unit within a group of such units for manufacturing of specific products like electronic goods, etc.	Light industrial unit, Administrative office, Sales outlet, Residential flat to the extent of 5% of the floor space or 80 sq.m. Whichever is less for watch & ward and Supervision.
10	Junk yard			A premise for covered, Semi-covered or Open storage including sale and Purchase of waste goods, Commodities and materials.	Junk yard, Watch & ward Residence sales office.
11	Medical centers	0.05	12 mtr. & above	—	—
12	Motor garage & work shop	45 Sq. Mtr.		A premise for servicing and repair of automobiles.	Workshop, Watch & ward Residence (up to 30 sq.m.) Soft drink & Snack stall Administrative office.
13	Museum	0.1 to 0.15	18 mtr. & above	A premise with facilities for storage and Exhibition of objects illustrating antiques, Natural History, Art, etc.	Museum, Exhibition centre and Art gallery, Auditorium and Open air theatre - Museum, Exhibition centre and Art Gallery, Auditorium and Open air theatre, Watch & ward Residence (up to 30 sq.m.), Canteen.

14	Night shelter	0.05	18 mtr. & above	A premise providing night accommodation to individuals without any charges or with token charges. It may be run by local government or voluntary agencies.	Night shelter
15	Outdoor stadium	2 Hect. & above	18 mtr. & above	—	Stadium, Local Government office (maintenance), Watch & ward residence (up to 30 sq.m.), Residential flat (for maintenance staff), Retail shop, Restaurant.
16	Railway freight go down	As per Railway norms		A premise for storage of goods transported by the railways.	—
17	Religious buildings	0.05	9 mtr. & above	A premise dedicated to Accommodations and service of god or other objects of religious nature. It may have different nomenclature in different religions like Temple (all faiths), Mosque, Church, Gurudwara, Ashram.	(i) Temple, (ii) Mosque, (iii) Church, (iv) Gurudwara, (v) synagogue, (vi) Ashram, (vii) Bathing Tank, (viii) Dargah and (ix) Charitable Dispensary and Library
18	Research & development centre	0.1	18 mtr. & above	A premise providing facilities for research and development for any specific field.	Research and Development centre, Watch & ward Residence (up to 30 sq.m.), Residential flat (for maintenance staff) Hostel, Canteen, Bank extension counter, Library, Post office extension facility.
19	Services stations	As per Scheme	—	A premise essentially having Repair shops for Automobiles, Electrical appliances, Building material, etc. to provide essential services to neighbouring residential areas.	Retail, Repair & Personnel Service shop, Cottage industry, Gas go down, Commercial office.
20	Sewage disposal works	As per requirement of the concerned deptt.	—	—	—
21	Vocational training institute	0.1	18 mtr. & above	premise with training facilities for Short-term courses for discipline, preparatory to the employment in certain profession and trade. It includes training-cum-work centre.	—

22	Wholesale business establishment	0.02 to 0.05	12 mtr. & above	—	—
23	Workshops /Garages	0.02 to 0.03	12 mtr. & above	A premise for servicing and repair of automobiles.	Workshop, Watch & Ward Residence (up to 30 sq.m.) Soft drink & Snack stall Administrative office.

* Other institutional areas as permitted in State Policy would also be permissible.

10.4 Permitted Use Premises in Public & Semi Public Use Zone

S. No.	Activity	Minimum Area required (Hectare)	Road width in mtr.	Definitions	Use Premises
1.	Hospital (i) 500 beds & above (ii) 201 to 500 beds (iii) 101 to 200 beds (iv) up to 100 & beds	6.00 4.00 - 6.00 2.50 - 4.00 1.00 -2.50 (Area requirements may be relaxed looking to the non availability of Land)	24 mtr. & above	A premise providing medical facilities of general or specialized nature for treatment of indoor and outdoor patients.	Hospital, Residential Flat (employees and service personnel), Institutional hostel, Medical college, Retail shop (Confectionery, Grocery & general merchandise, Books and Stationery, Barber, Launderer, Vegetable).
2.	Health centre (including family welfare centre)	0.15	18 mtr. & above	A premise having facilities for treatment of indoor and outdoor patients having up to 20 beds. The health centre may be managed by a public or a charitable institution on non-Commercial basis. It includes family welfare centre.	Health centre, Nursing home, Watch & ward residence (upto30sq.m. each), Chemist shop (up to 15sq.m. each).
3.	Nursing home/ Maternity home/ Poly- clinic	0.075	18 mtr. & above	A premise having medical facilities for Indoor and outdoor patients having up to 15 beds. It shall be managed by a doctor or a group of doctors.	Health centre, Nursing home, watch & ward residence (upto 30sq.m. each), Chemist shop (up to 15sq.m. each).
4.	Dispensary	0.025	12 mtr. & above	A premise having facilities for medical advice and provision of medicines managed by public or charitable institutions.	Dispensary, Soft drink & Snack stall.
5.	Clinic	0.075	12 mtr. & above	A premise with facilities for treatment of outdoor patients by a doctor. In case of a polyclinic, It shall be managed by a group of doctors.	Clinic

6.	Clinical laboratory	0.025	12 mtr. & above	A premise with facilities for carrying out various tests for confirmation of symptoms of a disease.	Clinical laboratory, Soft drink & Snack stall.
7.	Voluntary health service	0.05	12 mtr. & above	A premise having medical facilities for Treatment of outdoor patients and other like blood bank, etc. by voluntary institutions. This service may also take the form of temporary camp with charitable motive.	Voluntary health service, Watch & ward residence (up to 30sq.m.), Administrative office, Dispensary, Canteen
8.	Specialized hospital	1.00	30 mtr. & above	Hospital for specialized diseases such as highly infectious or contagious diseases.	Specialized hospital, Residential flat (for employees and service personnel), and Institutional hostel, Retail shop (Confectionery, Grocery, General merchandise, Books & Stationery, Barber, Launderer, Vegetable).
9.	Veterinary hospital for pet animals & birds	1.00	30 mtrs. & above	A premise providing treatment for Indoor and outdoor sick animals.	Veterinary hospital, Residential flat (for employees and service personnel), Institutional hostel, Veterinary college, Retail shop (Confectionery, Grocery, General merchandise, Books & Stationery, Barber, Launderer).
10.	Retail and repair shop (inconvenience shopping)	50 sq.mt.	18 mtr. & above	A premise equivalent of a retail shop, Repair of household goods, Personnel service shop electronic gadgets, Automobiles, Cycles, etc.	Retail shop, Repair shop, Personnel service shop, Restaurant Clinic.

11.	University	As per UGC norms	30 mtr. & above	A premise having an educational institution designed for instruction examination or both of students in many branches of advanced learning conferring degrees in various faculties, and often embodying colleges and similar institutions	Educational Institution Colleges Residential Flat (For maintenances staff) Institutional Hostel, Retail shops of area 20 sqm each (confectionery, grocery and general merchandise, books & stationery) Chemist, Barber, launderer, vegetable, Residential. Library, Bank extension counter, Auditorium, Post office Extension counters facility, Canteen, Indoor games hall.
12.	Bank	0.025	18 mtr. & above	A premise for office to perform Banking function and operations.	Bank, watch & ward residence (up to 30sq.m.), Commercial office, and Canteen.
13.	Guest house	0.05	18 mtr. & above	A guest house is premise for housing the staff of Government, semi-Government, public undertaking and private limited company for short duration;	Hostel, Guest House, Boarding house and Lodging house, Watch and ward residence (upto 30sq.m.) personnel service shops of Barber, Launderer, Soft drink & Snack stall (upto15sq.m.)
14.	Restaurant	0.50-0.75	24 mtr. & above	Restaurant "Road transport booking office" - A premise used for the offices of a road transport agency.	Restaurant.
15.	Play ground	0.10	12 mtr. & above	A premise used for outdoor games. It may have on it Landscaping, Parking facilities, Public toilet, etc.	Play ground



16.	<p>College</p> <ol style="list-style-type: none"> 1. Medical collage 2. Engg. collage 3. General collage 	<ol style="list-style-type: none"> 1. As per norms of medical council of India 2. As per AICTE norms 3. As per UGC norms 	30 mtr. & above	<p>A premise having educational and playing facilities for students of under graduated and post graduated courses under a university. It includes all professional disciplines</p>	<p>School and College, Residential flat (for maintenance staff), Institutional hosted, Retail shops of 15sq.m. each (Confectionery, Grocery & General merchandise, Books & Stationery, Chemist, Barber, Launderer, Vegetable), Canteen, Bank extension counter, Auditorium, Indoor games hall, Swimming pool, Play ground, Post Office counters facility.</p>
17.	<p>Schools</p> <ol style="list-style-type: none"> 1. Nursery 2. Primary 3. Secondary 4. Senior secondary 	<p>0.05-0.10 (As per norms of education deptt.)</p>	<p>9-12 mtr. 12 mtr. 18 mtr. 18 mtr.</p>	<ul style="list-style-type: none"> • A premise having nursery facilities for infants during day time. The centre may be managed by an individual or an institution on commercial or non-commercial basis. • A premise having educational and playing facilities for student's up to V standard. • A premise having educational and playing facilities for student's up to VIII standard. • A premise having educational and playing facilities for student's up to XII standard. 	<p>School and College, Residential flat (for maintenance staff), Institutional hosted, Retail shops of 15sq.m. each (Confectionery, Grocery & General merchandise, Books & Stationery, Chemist, Barber, Launderer, Vegetable), Canteen, Bank extension counter, Auditorium, Indoor games hall, Swimming pool,</p>
18	Library	0.05	18 mtr. & above	<p>A premise having a large collection of books for reading and reference for general public or specific class.</p>	<p>Library, watch & ward residence (up to 30 sq.m.), Canteen, Exhibition and Art gallery, Auditorium.</p>

19.	A. Integrated residential school with hostel facility B. Integrated school without hostel facility	As per norms of Education deptt.	18 mtr. & above 18 mtr. & above	A premise having educational and Playing facilities for students up to xii standard. It shall have boarding facilities for students and may have residences for faculty members.	School and College, Residential flat (for maintenance staff), Institutional hosted, Retail shops of 15sq.m. each (Confectionery, Grocery & General merchandise, Books & Stationery, Chemist, Barber, Launderer, Vegetable), Canteen, Bank extension counter, Auditorium, Indoor games hall, Swimming pool, Play ground, Post office counter facility.
20.	Crèche and Day care centre	0.025	12 mtr. & above	A premise having nursery facilities of infants during day time. The centre may be managed by an individual or an institution on commercial or non commercial basis.	Crèche and Day Care centers Watch & ward residence (upto30sq.m.).
21.	Veterinary institute	0.20	18 mtr. & above	A premise having educational and playing facilities for students of under graduate & post-graduate courses along with research facilities under a university	College, Residential flat (for maintenance staff), Institutional hostel, Retail shops of area 20 sqm each (Confectionery, Grocery)
22.	Library college (medical profession and like)	As per norms	18 mtr. & above	A premise having a large collection of books for reading and reference for general public of specific class.	Library, watch & ward residence (upto30sq.m.), Canteen, Exhibition and Art gallery, Auditorium.
23.	Research & Development centre	0.10 or may be more	18mtr. & above	A premise providing facilities for Research and development for any specific field.	Research and Development centre watch & ward residence (up to 30sq.m.), Residence flats of maintenance staff, Hostel canteen, Bank Extension counter, Library, Post office, and Other facility.
24.	Hotel management institute	0.10 As per norms	12 mtr. & above	A premise with training facilities for hotel management discipline it shall run by public / private body. It include training-cum-work centre	Hotel management institute watch & ward residence (up to 30sq.m.), Book and Stationary and Chemist shop (up to 20 sq.m.each) Canteen, Bank extension counter, Auditorium, Post office counter facility.

25.	Commercial & Secretarial training centre	0.05	12 mtr. & above	A premise having training facility for Stenography, Correspondence, Record keeping etc.	Commercial & Secretarial training centre Watch & ward residence (up to 30sq.m.), Canteen.
26.	Social welfare centre	0.05	12 mtr. & above	A premise having facilities for welfare and promotion of community development it shall run by a public and charitable institution.	Social welfare centre, Watch & ward residence (up to 30sq.m.), Canteen, Exhibition – Cum - sale counter.
27.	Multipurpose community hall	0.20	18 mtr. & above	A premise having an enclosed space For various social and cultural activities of a residential area.	Community hall, Watch & ward residence (upto30sq.m.), Soft drink & Snack stall.
28.	Yoga and Meditation centre and Naturopathy	0.05	12 mtr. & above	A premise having facilities for self attainment, Achieving higher quality of mind and body, Spiritual and religious discourse etc.	Yoga centre, Meditation, Spiritual, Religious discourse centre and Naturopathy centre Watch & ward residence (upto30sq.m.), Guest House/Hostel, Soft drink & Stall.
29.	Music, Dance & Drama training centre	0.10	18 mtr. & above	A premise having facility for imparting training and coaching music dance & Dramatics.	Music, Dance & Drama training centre Watch & ward residence up to 30sq.mt. Canteen & Auditorium
30.	Recreational club/ Recreational club at community level	0.50 0.20	18 mtr. & above	A premise used for gathering of group of persons for social and recreational purposes with all facilities.	Recreational club, Watch & ward residence (upto 30sq.m), Residential flat (for maintenance staff), Swimming pool, Indoor and Outdoor games facilities.
31.	Indoor games stadium	0.25	12 mtr. & above	A premise for indoor stadium with play area and spectator seating including related facilities for players.	Stadium, Local Government office (maintenance), Watch & ward Residence (up to 30sq.m.), Residential Flat (for maintenance staff), Retail shop, Restaurant.
32.	Outdoor games stadium	2.00	18mtr. & above	A premise for outdoor games with pavilion building and stadium structure to seat spectators including related facilities for players.	Stadiums, Local Government office (maintenance), watch & ward residence (up to 30sq.m.), Residential flat (for maintenance staff), Retail shop, Restaurant.



33.	Open air theatre	0.50	18 mtr. & above	A premise having facilities for Audience seating and a stage for performance and is open to sky.	Museum, Exhibition Centre and Art gallery, Auditorium and Open air theatre, watch & ward residence (upto30sq.m.), Canteen.
34.	Banquet hall	0.10		A premise to hold small public gathering, Community functions, Marriages etc.	Hall for Public gatherings, Marriages, Cooking facilities and Other logistics
35.	Auditorium	0.50	18 mtr. & above	A premise having an enclosed space to seat audience and stage for various performances like concerts, play, Recitals, Functions, etc.	Museum, Exhibition Centre and Art gallery, Auditorium and Open air theatre, Watch & ward residence (upto30sq.m.), canteen.
36.	Museum	0.10	18 mtr. & above	A premise with facilities for storage and exhibition of objects illustrating antiques, Natural history, art, etc.	Museum, Exhibition centre and Art gallery, Auditorium and Open air theatre, Watch & ward residence (upto30sq.m.), Canteen.
37.	Exhibition centre and Art gallery	0.10	18 mtr. & above	A premise with facilities for exhibition and display of Paintings, Sculptures, Murals, Ceramic, Handicrafts or products of a specific class.	Museum, Exhibition Centre and Art gallery, Auditorium and Open air theatre, Watch & ward residence (upto30sq.m.), Canteen.
38.	Planetarium	0.20–above	18 mtr. & above	A premise with necessary facilities And equipment for studying planets.	Planetariums watch & ward residence (upto 30sq.m.), and Cafeteria.
39.	Cultural and Information centre	0.15	18 mtr. & above	A premise with facilities for cultural And information services for an institution, State and Country.	Cultural and Information centre, Watch & ward residence (up to 30sq.m.), Hostel, Canteen, Bank extension counter facility, Auditorium (up to 500 seating capacity) Library, Exhibition and Art gallery.

40.	Social and Cultural institute	0.10	18 mtr. & above	A premise with facilities for activities of socio-cultural nature run by a public, Voluntary or individual on primarily non - Commercial basis.	Social and Cultural institute, Watch & ward residence (upto30sq.m.), Soft drink & Stall, Restaurant, Bank extension counter Facility, Canteen, Auditorium, Library, Music, Drama training centre, Museum, Exhibition centre and Art gallery.
41.	Conference hall/ centre	0.20	24 mtr. & above	A premise having all facilities for a Conference, meeting, symposium, etc., where a number of different countries may also be participating.	Conference centre, Watch & ward residence (upto30sq.m.), Residential flat (for maintenance staff), Restaurant, Bank, Post & Telegraph office, Library, Exhibition centre.
42.	Convention centre	City level as per requirement		A premise having all facilities for International / National conferences, Meetings, Symposium etc.	Internal national convention centre watch & ward residence (up to 30 sq. m.), Restaurant, Bank, Post and Telegraph office, Library, Exhibitions centre, Golf course
43.	Night shelter	0.05	18 mtr. & above	A premise providing night Accommodation to individuals without any charges or with token charges. It may run by local government or voluntary agencies.	Night shelter
44.	Anganwari	0.025	12 mtr. & above	Anganwari as a space provision of residential housing / neighborhood level is a centre for provide service for children of six years age, pregnant women, Feeding mother etc. under the integrated child development scheme (ICBS)	Kitchen, Toilet and Hall
45.	Dharamshala	0.05	18 mtr. & above	A premise providing temporary accommodation for short duration on no-profit basis;	Dharamshala, Personnel service shop of barber & Launderer, soft drink & snack bar (upto15sq.m.).
46.	Adult education centre	0.02-0.025	12 mtr. & above	A premise having the facility of formal education and training to adult with flexible timings.	Flexible use gives to a Primer school, Community centre or an such Community buildings.

47.	Reformatory	0.05-0.075	12 mtr. & above	A premise with facilities for behavioral Reforms.	Reformatory and Orphanage Residential Flat (for maintenance staff). Hostel, Personnel service (up to 20 sq.m.)
48.	Orphanage	0.05	12 mtr. & above	A premise with facilities for boarding of children who are bereaved of parents. It may or may not have educational facilities.	Hostel, Residence(for management and maintenance staff) Primary school watch & ward residence (up to 20 Sq.m.)
49.	Old age home/ care centre for physically / mentally challenged / working women /men Hostel	0.025	12 mtr. & above	A premise having the facilities caring and training boarding and lodging of the elderly physically / Mentally challenged / Working Women /Men.	Care home with Residence facility, Residence for management or Maintenance staff, Primary school, Recreational, Library, Health, Gym, Canteen, Dining facility.
50.	Religious/ premise/ building		12 mtr. & above	A premise dedicated to the service of the objects of religious nature it may have different nomenclature in different religions/ faiths.	Temple, mosque, church, Gurudwara etc. charitable dispensary, library. Religious buildings with permission of the Collector
51.	Dobhi ghat machine laundry public utility premise	Sites which have appropriate Arrangement for water and drainage facilities and shall be ensure that the water bodies are not polluted as a result of such activities.		A premise to be used for cleaning and Drawing of cloths and liner and PU.	Overhead, Underground tank for Oxidation pond, Septic tank, Sewerage, Pumping station, Public toilet And Urinal, Electric substation, Machine laundry.

52.	Fire post	0.02	12 mtr. & above	A premise with lesser degree of Facilities or fire fighting. the post may be attached to specific premises with fire prone activities	Fire post
53.	Fire station	1.0	18 mtr. & above	A premise with facilities for fire fighting for a catchment area assigned to it. It may include residence of essential staff.	Fire station, Residential flat (for maintenance staff), hostel (for employees), and service workshop.
54.	Fire training institute	3.0	12 mtr. & above	A premise having facilities of training for emergency uses in case of fire building collage etc.	Fire training centre hostels staff residences open practice grounds fire station, watch and ward residence (up To 30 sq. mtr.) etc.



55.	Disaster management centre	1.0 along with suitable open area (2 Hac.) for	18 mtr. & above	A premise having facility of disaster emergency backup hospital facility training centre for disaster preparedness wireless communication etc.	Disaster management training centre, open ground for practice and relief camps communication centre, Hostels, Staff residence fire station. Watch and ward residence (up to 30 sq. mtr.) etc.
56.	Police post	0.05 or may be more	12 mtr. & above	A premise having facilities for a local police post of a temporary nature or on smaller scale as compared to a police station.	Police post, Essential staff housing.
57.	Police station	0.5-0.1	18mtr. & above	A premise having facilities for the Offices of local police station.	Police station, Essential staff housing.
58.	District police office and Battalion	1.0		A premise having facilities for the offices and paramilitary forces.	District police office and Civil defense & Home guard, Residential flat (for maintenance staff) Hostel; Play ground, Canteen, Bank extension counter.
59.	Police line	2.0		An area having facilities for work and Residential accommodation of paramilitary forces.	Police line and Related facilities
60.	Jail	5.0	18 mtr. & above	A premise having facilities for detention, confinement and reform of criminals under the law.	Jail extension Is not permitted encouraged to be shifted to Rural areas.
61.	Police training institute / College (including central security forces)	5.0	30 mtr. & above	A premise having facilities for training Of paramilitary forces.	Training Institute Residential flat (for maintenance staff) Hostel, Retail shops of area 20 sq. mtr. each Confectionery, Grocery, Books and Stationary, Chemist, Barber, Laundry, Vegetable, Canteen, Bank extension counter, Auditorium for Indoor & Outdoor games, Swimming pool, Play ground, Post office counter facility.
62.	Police firing range		30 mtr. & above	A premise having facilities for firing practice of the paramilitary forces.	Police firing range (temporary structure only)

63.	Traffic and Police control room	As per requirement		A premise of temporary structures Having facilities for the managing of traffic and low and order related issues.	Temporary traffic and Police control room
64.	Civil defence home ground	1.0 or Less	24 mtr. & above	A premise having facilities for offices and other facilities o civilian organization for internal defense.	Civil defense and Home guard, Residential flat for maintenance staff), Hostel, Play ground.
65.	Forensic science laboratory	0.05–0.75	12 mtr. & above	A premise containing facilities for Application of medical knowledge to legal problems.	Forensic science laboratory
66.	Post office counter without delivery	0.05	9 mtr.	A premise with facilities of post office counters only (without post delivery).	Post office, Post & Telegraph office, Watch & ward residence (up to 30 sq .m.), Canteen.
67.	Post & Tele graph office (booking & delivery)	0.10	12 mtr. & above	A premise with facilities for postal and Telecommunicate-ion.	Post office, post & telegraph office, watch & ward residence (up to 30sq.m.), canteen.
68.	General and head post office with administrative office with. without delivery office	0.25	18 mtr. & above	A premise with facilities for Postal and Telecommunication to and from a no of post offices attached to it.	Head post office, General post office watch & ward residence (up to 30sq.m.), Canteen.
69.	Telephone exchange	0.25	12 mtr. & above	A premise having facilities for central Operation of telephone system for a designated area.	Telephone Exchange, Watch & ward residence (upto30sq.m.), Canteen.
70.	Radio and Television station	0.20- 0.30	18 mtr. & above	A premise with facilities for recording, Broadcast and transmission of news and other programs through the respective medium. It may include some hostel accommodation for guest artists, transmission facilities like towers.	Radio and Television station, Watch & ward residence (upto30sq.m.), Hostel, Canteen, Library.
71.	Transmission tower/ wireless station	0.10	12 mtr. & above	A premise used for installation of a Tower for communication purposes.	Transmission tower, Watch & ward residence (up to 30sq.m.),
72.	Satellite and Tele-communication centre	0.20– 0.30	18 mtr. & above	A premise with facilities for research and development of satellite and telecommunication technology.	Satellite and Telecommunication centre and Observatory & weather office, Residential flat (for maintenance staff.), Canteen, Research laboratory.

73.	Observatory and Weather office	0.10	18 mtr. & above	A premise with facilities for research and development of data relating to weather and forecasting thereof.	Observatory and Weather office watch & ward Residence (up to 30sq.mt.)
74.	Motor driving school	0.10 & above	18 mtr. & above	A premise having facilities for training of driving automobiles.	Motor driving training centre, Watch & ward residence (up to 30sq.m.) Soft drink & Snack stall.
75.	Road/Rail/ Air ticket Booking & Reservation office.	25 Sq.mt. per counter	12 mtr. & above	A premise used for the offices of a Road transport agency.	Railway and Road Transport Booking office, Storage.
76.	Cremation / Burial ground	The site for cremation grounds shall be identified in locations which are not in proximities to residential Areas.	12 mtr. & above	A premise with facilities of performing last rites of dead bookies by burning.	Burial ground, Creman ground cemetery a Crematorium, Retail shops, Wood, Flowers and related materials. Watch & ward Residence (up to 20 sq.m.)
77.	Swimming pool	-	-	A premise with related facilities for Swimming and spectators seating which shall vary with size, standard and purpose.	Swimming pool, Watch & ward and Maintenance staff residence, Restaurant.
78.	Post and Telegraph office	0.10	12 mtr. & above	A premise with facilities for Postal and Telecommunication for use by the public	Post office, Post & Telegraph office, Watch & ward residence (upto 30sq.m), Canteen.
79.	Health centre up to 20 beds	0.20 –0.30	12 mtr. & above	A premise having facilities for treatment of indoor and outdoor patients having up to 30 beds. The health centre may be managed by a public or a charitable institution on non - commercial basis. It includes family welfare centre.	Health centre, Nursing home, Watch & ward residence (up to 30 sq.m. each), Chemist shop (up to 15sq.m. each).
80.	Shooting range	20	18 mtr. & above	A premise with related facilities for shooting practice and/or sports.	Stadium, Local Government office (maintenance), Watch & ward residence (up to 30 sq.m.), Residential flat (for maintenance staff), Retail shop, Restaurant.

81	A. Recreational club	0.05	18 mtr. & above	A premise used for gathering of group Of persons for social and recreational purposes with all facilities.	Recreational club, Watch & ward residence (up to 30sq.m.), Residential flat (for maintenance staff), Swimming pool, Indoor and Outdoor games facilities.
	B. Community Recreation al club	0.20	18 mtr. & above		
82.	Motor garage and workshop	0.05	12 mtr. & above	A premise for servicing and repair of automobiles.	—
83.	Public utility buildings	As per Concerned deptt. norms	—	<p>(i) Overhead tank - A premise having An overhead tank for storage and supply of water to its neighboring areas. It may or may not include a pump house.</p> <p>(ii) Underground tank - A premise having an underground tank for storage and supply of water to its neighboring areas. It may or may not include a pump house.</p> <p>(ii) Oxidation pond - A premise having a tank used for the oxidation Process for sewage and other waste.</p> <p>(iii) Septic tank - A premise having an underground tank for collection of sewage and its consequent disposal.</p> <p>(iv) Sewage pumping station - A premise with a pumping station used for pumping sewage on to a higher gradient.</p> <p>(v) Public toilet and urinal - A premise having latrine and urinals for use of public. It may or may not include drinking water facility.</p> <p>(vi) Electric sub-station-A premise having electrical installation and transformer for distribution of power.</p> <p>(vii) Solid waste collection centre- A premise used for collection of garbage for its onwards transportation to sanitary landfill/disposal</p>	Public utility Premise - Overhead tank, Underground tank, oxidation pond, Septic tank, Sewerage Pumping station, Public toilet urinal, Electric substation, Solid waste collection centre, Dhobi ghat.

10.5 Permitted Use Premises in Recreational Use Zone (G3)

S. No.	Activity	Minimum Area Required (Hect.)	Road Width in mtr.	Definitions	Use Premises
1.	Bird sanctuary	—	—	A Premise used in the form of a large park or forest for preservation and breeding of birds with all related facilities.	Park, Forest, Watch & ward Residence (up to 30 sq.m. Each) Restaurant.
2.	Botanical garden	0.2	12 mtr. & above	A premise in the form of a garden with plantation for research and exhibition.	Garden, Research & Exhibition hall, etc.
3.	Bus and Railway passenger terminals	As per requirement of concerned depett.		A premise for Railway / Bus Terminals.	Railway / Bus Terminals space, Snacks, Booth Parking area.
4.	Children traffic parks	0.10–0.20	12 mtr. & above	A premise in the form of park with facilities for introducing and educating children about traffic and signaling.	Children traffic Park, watch & ward residence (up to 30 sq. m.), Soft drink & Snack stall, Museum, Auditorium.

5.(a)	District park	—	12 mtr. & above	—	<p>District Park, Theme park, Recreational Club, National Memorial, Open-air food court, Children Park, Orchard, Plant Nursery, Area for water harvesting, Archaeological Park, specialized Park, Amusement Park, Children Traffic Park, Sport Activity, Playground, Amenity structures. Restaurant in a District Park having an area above 25 Ha. subject to following:</p> <ul style="list-style-type: none"> a. Area of the restaurant plot shall not be more Than 0.8 Ha. or 1% of the District Park, Whichever is less. b. Restaurant plot shall have no physical segregation from the rest of the District Park area. c. The building shall be a single storey structure with max. FAR of 5 and height not more then 4 mt. without any residential facility to harmonize with the surroundings
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5. (b)	Regional Park	—	—	—	Ridge, Residential Flat (For watch & ward), Picnic Hut, Park, Shooting Range, Zoological Garden, Bird Sanctuary, Botanical Garden, Local Government office (Maintenance) , Open Air Theatre, Police Post, Fire Post, Orchard, Plant Nursery and Forest.
5.(c)	City Park	—	—	—	Aqua Park/Water sport park, Arboretum, Botanical Garden, National Memorial (approved by Cabinet/Govt. of India), Amphitheatre, open Playground, Aquarium, other activities same as permitted in District Park.
5.(d)	Sectoral Park	—	—	—	Park, Children Park, Open-air food court, playground etc.
6.	Dairy booth	As Per Jaipur Dairy Standard		A Premise with basic facility for the Supply of daily groceries to the local population.	Booth.
7.	Forest	—	—	A thick natural flora. It shall include City forest which may have part natural flora and part man made flora.	Forest.
8.	Fire post	0.02	12 mtr. & above	A premise with lesser degree of Facilities or fire fighting. The post may be attached to specific premise with fire prone activities.	Residential flat For staff.
9.	Health centers for Players & staff	0.1	12 mtr.	A premise having facilities for Treatment of players. The health centre may be managed by a public or a charitable institution on non-commercial basis.	Health Centre, Nursing Home, Watch & Ward Residence (up to 30 sq. m. each), Chemist shop (up to 15 sq. m. each).

10	Library	0.10	12 mtr. or above	A premise having a large collection of books for reading and reference for general public or specific class.	Library, Watch & Ward Residence (up to 30sq. m.), Canteen, Exhibition and Art Gallery, Auditorium.
11.	Motel/ Holiday cottage & Resort * Hotel	0.4	18 mtr. & above	A premise designed and operated especially to cater to the boarding, Lodging, rest and recreation and related activities of travelers by road. (With standard FAR only)	* Hotels are permitted with ground coverage 20% & standard FSI Special approval from statutory committee
12.	Open air theatre	0.5	18 mtr. & above	A premise having facilities for audience seating and a stage for performance and is open to sky.	Museum, Exhibition Centre and Art Gallery, Auditorium and open Air Theatre, Watch & ward Residence (upto 30sq.m.), Canteen.
13.	Orchard	0.02	—	A premise with a thick growth of fruit trees. It may also include garden with fruit trees.	Orchard, Watch & ward and Maintenance staff Residence (up to 30 sq. m.), all structures shall be temporary in nature.
14.	Petrol filling station	As per IRC stand	24 mtr. & above	A premise for sale of petroleum products to consumers. It may include servicing of automobiles.	Petrol pump, Soft drink & Snack stall Automobile Repair shop.
15.	Police post	—	—	A premise having facilities for a local Police post of a temporary nature or on smaller scale as compared to a police station.	Police Post, Essential staff Housing.
16.	Post and Telegraph office	0.10– .015	12 mtr. & above	A premise with facilities for Postal and Telecommunication for use by the public.	Post office, Post & Telegraph office, watch & ward Residence (up to 30 sq. m.), Canteen.
17.	Picnic huts	0.05– 0.07	—	A premise for short duration stay for Recreational or leisure purpose of a family, located within a tourist and/or recreational centre.	Picnic hut
18.	Plant nursery			A premise with facilities for rearing and sale of young plants.	
19.	Play ground	—	—	A premise used for outdoor games. It may have Landscaping, Parking facilities, Public toilet, etc. on it	Play ground

20.	Public utilities	As per requirement of concerned depett		<p>(i) Overhead tank -A premise having a overhead tank for storage and supply of water to its neighboring areas. It may or may not include a pump house.</p> <p>(ii) Underground Tank- A premise Having an underground tank for storage and supply of water to its neighboring areas. It may or may not include a pump house.</p> <p>(iii) Oxidation pond - A premise Having a tank used for the oxidation process for sewage and other waste.</p>	Overhead tank, Underground tank, Imitation pond, Septic tank, Sewerage pumping station, Public toilet urinal, Electric substation, Solid waste collection centre, Dhobi ghat.
21.	A. Recreational club	0.50	30 mt & above	A premise used for gathering of Group of persons for social and recreational purposes with all facilities.	Recreational Club, watch & ward Residence (up to 30 sq.m.), Residential flat (for maintenance staff), Swimming pool, Indoor and Outdoor games facilities.
	B. Community recreational club	0.20	18 mt. & above		
22.	Regional park	100		—	—
23.	Restaurant / cafeteria	0.05–1.00	18 mtr. & above	A premise used for serving food items on commercial basis including cooking facilities. It may have covered or open or both for sitting Arrangement.	Restaurant.
24.	Shooting range	10-20	18 mtr. & above	A premise with related facilities for shooting practice and or sports.	Stadium, Local Government office (maintenance), Watch & ward Residence (up to 30 sq.m.), Residential Flat (for maintenance staff), retail shop, restaurant.
25.	Special recreation and Special educational areas	0.4	30 mtr.	A premise having facilities for special Recreation and Special education.	—
26.	Specialized parks / Maiden for Multiuse	0.4 – 0.6		A premise having a park or ground for a designated use like public meeting grounds, fun park, wonder land etc.	Public Meeting Ground, Public Address Podium, soft Drink & snack Stall.

27.	Sports training centre	2.0	30 mtr. & above -	A premise with facilities for welfare and promotion of community development.	Sports Training Centre, Residential Flat (for Maintenance Staff), Retail shop (confectionery, grocery & general merchandise), Hostel, Bank, Post Office, canteen, Indoor and Outdoor Stadium, Swimming Pool, Play Ground.
28.	Stadium (Indoor)	As per norms of sports deptt.		—	—
29.	Stadium (Outdoor)	As per norms of sports deptt.		—	—
30.	Swimming pool	0.15-0.20	12 mtr. & above	A premise with related facilities for Swimming and spectators seating which shall vary with size, standard and purpose.	Swimming Pool, Watch & ward and Maintenance staff Residence, Restaurant.
31.	Trade fair ground	0.5 – 1.0	24 mtr. & above	—	—
32.	Vending booth	3m. x 3m.		A premise in the form of booth for sale of commodities of daily needs either through a mechanical installation or otherwise;	Vending booth
33.	Zoological garden	0.1	12 mtr. & above	A premise in the form of a garden or Park or aquarium with a collection of animals, species and birds for exhibition and study. It shall include all related facilities.	Zoological garden, Bird sanctuary, Watch & ward Residence (up to 30 sq. m.), Residential flat (for maintenance Staff), Retail shop, Restaurant.
34.	Eco friendly housing	As per Building Regulations		Township Policy norms applicable	

10.6 Agriculture: - (i) Nursery and Orchard Nursery, Orchard, Residential house (for watch & ward and Maintenance Staff).

10.7 General Provision : ATM, Milk/ Vending Booth, Recreational use, Park, Parking, Affordable Housing Projects Old age homes, all Govt. Offices, Public facilities, Circulation and Public utility Premises are permitted in all Use Zones except G1 Zone.

10.8 The Permission of Use Premises in following Use Zone shall be governed by the specific function of the use Zone :- Hotel/Heritage Hotel, Historical Monument, Airport, Rail Terminal, Rail Circulation, Bus Terminal & Depot, Road Circulation, Water, Sewerage, Electricity, Solid Waste, Skin and Bone Collection, Drain, Government Reserved Area, Cremation & Burial Ground, Religious, Water body.

S. No.	Permitted use premises	Minimum Area required (Hect.)	Min. Road Width(In Front)
1.	Green Buildings / Eco Friendly Houses / Farm Houses	0.3	18.0 m.
2.	IT Park / Bio-Tech Park	—	30.0m.
3.	SEZ/Film city/ Sports city/ Medicity / Entertainment City	—	30.0m.
4.	Integrated Residential Townships	10.0	30.0m.
5.	Hotel / Resort	1.0	18.0m.
6.	Motel/Holiday Cottage & Resort	0.4	18.0m.
7.	Amusement Park	1.0	18.0m.
8.	Hospital	—	18.0m.
9.	Naturopathy / Yoga Centre / Religious / Meditation / Socio and Ward Centre/ Health Resorts	1.0	18.0m.
10.	Educational Institutions (Universities, Colleges, integrated residential schools with hostel facilities)	—	18.0m.
11.	Group Housing	2.0	30.0m.
12.	Warehousing/Food Storage Godowns	0.5	* 30.0m.
13.	Public Utilities 3.6 Electric Power Plant 3.7 33/132/220/440 kv GSS 3.8 PHED Camps 3.9 Telephone Exchange 3.10 Fire Station 3.11 Police Thana / Station 3.12 Govt. Schools 3.13 Govt. Dispensary	As per requirement of Concerned Deptt.	—
14.	Fuel Station	MOST Norms	24.0 mt.
15.	Convention Centre	—	30.0 mt.
16.	Religious Buildings	1.0	18.0 mt.
17.	Village Abadi Extensions	As Per requirement of Concerned Authority	—
18.	Cottage Industries	As Per requirement of Concerned Authority	—
19.	Compost Plants / Solid Waste Disposal Sites /ETP	As Per requirement of Concerned Authority	—
20.	Central Govt. Offices/ State Govt. Office	—	—
21.	Agriculture / Dairy Farming	—	—

* In case of village roads building line to be established at 30mtr. From the centre of the road.

Non polluting Eco friendly Industries (area not less than 1.0 Ha.) may be considered by statutory committee. Any other category of Industry with the permission of Raj. State Pollution Control Board with EIA.

10.10 Urbanisable Area (U3) *

10.10.1 All permitted use premises in U2 along with the following

S. No.	permitted use premises	Minimum Area required (Hect.)	Min. Road Width(In Front)
1	Assembling units/Storage godowns/ware housing	1.0	* 30 mt.
2	Transportation area (Transport/Truck Terminals, Bus terminals etc.)		30 mt.
3	Industrial area (Noc from RSPCB with EIA)	—	30 mt.

* In case of village roads building line to be established at 30mtr. From the centre of the road.

* Both U2 and U3 are designated with High intensity zone and Low intensity zone in the land utilization map of

Jaipur Region. The FSI of the plot in case of LIZ is restricted to standard FSI only.

10.11 Ecological zone

G-1: The green zone which is primarily a zone where the aim is to conserve the natural features. This zone is strictly reserved. Circulation Public Utilities recreational Heritage protection ventures case only be considered. In case of conflict of the use with respect to ownership as per revenue record G2 activities shall apply.

G-2: It is the area primarily abutting G-1.

Permitted Use Premises in G-2

Activities permitted in this area shall have very low intensity use with minimum habitation low profile, low density & low rise uses shall only be permitted in this area.

S. No.	Activity	Minimum Area required (Hect.)	Road width in mtr.	Definitions	Use Premises
1	Agriculture	-	-	-	-
2	Bird sanctuary			A premise used form of a large park or forest for preservation and breeding of birds with all related facilities.	Bird sanctuary, Watch & ward Residence (up to 30 sq.m.), Residential flat (for maintenance staff), Retail shop, Restaurant.

3	Botanical garden	-	18 mtr. & above	A premise in the form of a Garden with plantation for research and exhibition.	-
4	Cremation and burial ground	-	-	A premise with facilities of performing last rites of dead bodies by burning.	Burial ground, Cremation ground, Cemetery and electric Crematorium, Retail shops of wood, Flowers and Related materials, Watch & ward Residence (up to 30 sq.m.)
5	Fair ground	-	18 mtr. & above	A premise having facilities for Exhibition, Display, Other cultural activities for a group of Participants, Animal market, etc.	Fair ground, Residential flat (for maintenance staff), Exhibition centre (temporary in nature), Restaurant, Soft drink & Snack stall. Police post, Fire post, Bank extension counter facility, Post office counter facility.
6	Farm house/ environment friendly residence	0.3	18 mtr. & above	A premise with low coverage, low height structure for residential use.	Farm house, Environment Friendly residence, Watch & ward Residence (up to 30 sq.m.). In case of village roads building line to be established at 30mtr. From the centre of the road.
7	Forest	-	-	A thick natural flora. it shall Include city forest which may have part natural flora and part man made flora.	Forest.
8	Government reserved area	-	-	A premise of government land for reserved use.	Government reserved area.
9	Historical monument	-	-	A premise having structure or Ruins thereof, belonging to an age gone past.	Historical monument.
10	Memorial	-	-	A premise having the tomb, Samadhi or memorial dedicated to an important Personality including all related facilities for visitors.	Tomb, Samadhi and Other memorial, Watch & ward Residence (up to 30 sq.m.), Soft drink & Snack stall, Book and picture card shop.
11	Orchard & nursery	-	-	A premise with facilities for Rearing and sale of young plants.	Nursery, Watch & ward Residence (up to 30 sq.m.). All structures shall be temporary in nature.

12	Outdoor stadium	2.0	12 mtr. & above	—	Stadium, Local government office (maintenance), Watch & ward residence (up to 30 sq.m.), Residential flat (for maintenance staff), Retail shop, Restaurant.
13	Picnic hut/ Camping site	1.0	18 mtr. & above	A premise for short duration Stays for recreational or leisure purpose of a family, Located within a tourist and/or Recreational centre.	Picnic hut
14	Play ground	-	-	A premise used for outdoor games. It may have Landscaping, Parking facilities, Public toilet, etc. on it	Play ground
15	Police post	0.5 or may be more	12 mtr. & above	A premise having facilities for a Local police post of a temporary nature or on smaller scale as compared to a police station.	Police post, Essential staff Housing.
16	Regional park	100 (Diapering of the availability of land.	18 mtr. & above	—	—
17	Religious premise	0.5 or may be more	12 mtr. & above	A premise dedicated to Accommodations and service of god or other objects of religious nature. It may have different nomenclature in different religions like Temple (all faiths), Mosque, Church, Gurudwara, Ashram.	(i) Temple, (ii) Mosque, (iii) Church, (iv) Gurudwara, (v) Synagogue, (vi) Ashram, (vii) Bathing Tank, (viii) Dargah and (ix) Charitable Dispensary and Library
18	Resort	1.0	18 mtr. & above	—	—
19	Dhaba	0.01	—	A premise used for serving Food items on commercial basis including cooking facilities. It may have covered or open or both for sitting arrangement.	Restaurants
20	Rural settlements	As per requirement of concerned authority	—	A premise for residence of village people with related facilities, services and work centers.	Rural settlement and its planned growth.
21	Specialized park/ground	1.0	12 mtr. & above	A premise having a park or ground for a designated use like public meeting grounds, Fun park, Wonder land etc.	Public meeting ground, Public address podium, Soft drink & Snack stall.

22	Sports training institute	0.5	18 mtr. & Above.	A premise having facilities for training and coaching for different indoor and outdoor games including swimming. It shall also include centre for physical education.	Sports training centre, Residential flat (for maintenance staff), Retail shop (Confectionery, Grocery & General merchandise), Hostel, Bank, Post office, Canteen, Indoor and Outdoor stadium, Swimming pool,
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23	Swimming pool	0.20	9 mtr. & above	A premise with related facilities for swimming and spectators seating which shall vary with size, standard and purpose.	Swimming pool, Watch & Ward and Maintenance staff residence, Restaurant.
24	Vending booth	3 mtr.X 3 mtr.	9 mtr. & above	A premise in the form of booth for sale of commodities of daily needs either through a mechanical installation or otherwise;	Vending booth.
25	Water bodies	—	—	—	—
26	Wireless and transmission	0.10	12 mtr. & above	—	—
27	Yoga/Mediation/ Spiritual/ Religious discourse centre Social Culture Center	0.25	18 mtr. & above	A premise having facilities for self attainment, achieving higher quality of mind and body, spiritual and religious discourse, etc.	Yoga/Meditation/ Spiritual/Religious discourse centre/ Social Culture Centre. The said centres with Watch & ward Residence (up to 30 sq.m.), Hostel, guest house, Soft drink & Stall.
28	Aquarium	—	—	A premise in the form of a Garden or park or aquarium with a collection of Animals, Species and birds for exhibition and study. It shall include all related facilities.	—
29	Agriculture Warehousing /Food Storage	0.5	30 mtr.	A premise providing storage of Agriculture produce/Food items In case of village roads building line to be Established at 30mtr. From the centre of the road.	Godown/warehousing/c old storage area, Residential Flat (for employees and service personnel, small office 50 sqmt.) with Special Permission.

All the permanent structures are to be permitted with a minimum distance of 30 mt. From the G1 area.

* Note Item 1, 2, 4, 5, 6, 7, 9, 10, 12, 13, 14, 15, 20, 21, 22 and 24 of permitted use premiss of Rural Area can be considered by the statutory committee of JDA.

*Non polluting industries with EIA and other category Industries shall be permitted after NOC from RSPCB (area more than 1.0 Ha.) can be considered by the statutory committee.

Ecological Area : The use premises permitted in the Ecological zone of MDP-2011 i.e. Agriculture, Forest, Water Bodies, Regional Park, Botanical Garden, Orchard & Nursery, Zoological Garden/Aquarium, Bird Sanctuary, Specialized Park/Ground, Historical Monument, Memorial, Picnic Hut/ Camping Site, Resort, Restaurant, Swimming Pool, Play Ground, Sports Training Institute, Outdoor Stadium, Religious Premises, Yoga/Meditation/Spiritual/Religious Discourse Centre, Farm House / Environment Friendly residence, Fair Ground, Vending Booth, Police Post, Government Reserved Area, Wireless and Transmission, Cremation and Burial Ground, Rural Settlements and the **use premises** of G1, G2 use zones. 500mt. Radius area earmarked from existing Abadi of the settlement to accommodate Future growth. (The use of this area is designated as mixed use)

10.12 Permitted Use Premises In Rural Area

S. No.	Activity	Minimum Area required (Hect.)	Road width in mtr.	Definitions	Use Premises
1	Art & craft training centre	1.0 to 1.5	12 mtr. & more	—	—
2	Bird/Vat nary hospital	0.05	12 mtr. & more	—	—
3	Bus depot	0.5	18 mtr. & more	A premise used by a public Transport agency or any other such agency for parking maintenance and repair of buses this may or may not include a workshop.	Bus depot, Workshop, Watch & ward Residence (up to 30 sq.m.), Soft drink & Snack stall and Administrative office.
4	Cattle market	4.0	12 mtr.	—	—
5	Cold storage & milk chilling plant			A premise where perishable commodities are stored in covered space using mechanical and electrical devices to maintain the required temperature, etc.	Cold storage, Watch & Ward Residence (up to 30 sq.m.), caretaker office.
6	Dairy farm/ Dairy plant	1.0 to 1.5	12 mtr. above	A premise with facilities for Rearing and processing of dairy products. It may have temporary structure for sheds of animals and birds.	Dairy farm, Watch & ward Residence (up to 30 sq.m.).
7	Drive in cinema	—	—	A cinema with facilities for Projection of movies and stills for car audience including an auditorium for other audience.	Drive-in-cinema, Watch & Ward Residence (up to 30 sq.m.), Administrative office, Restaurant, Soft drink & Snack stall.

8	Extractive industry	—	—	An industrial premise used for carrying on industrial production or manufacturing and extractive and mining industry is a premise for carrying out quarrying and crushing of stone, Lime and brick kiln and extraction of sub-soil material, etc.	Extractive and Mining industry.
9	Flying club	1.0	18 mtr. above	A premise used for training And fun rides on gliders and other small aircrafts. it may include other activities like recreational club and indoor games	Flying club, Watch & ward Residence (up to 30 sq.m.), Residential flat (for maintenance staff), Swimming pool and Indoor and Outdoor games facilities.
10	Jail	—	—	A premise having facilities for detention, confinement and reform of criminals under the law.	Jail
11	Junk yard	0.05 to 0.07	12 mtr. & above	A premise for covered, semi - Covered or open storage including sale and purchase of waste goods, commodities and materials.	Junk yard, Watch & ward Residence sales office.
12	Motel	0.4	—	A premise Designed and Operated especially to cater to the Boarding, Lodging, Rest and Recreation and Related activities of travelers by road.	Motel
13	National cadet corps, scouts & guide training	0.50 or may be more	18 mtr. & above	—	—
14	Naturopathy hospital/ Yoga centre	1.0	18 mtr. & above	—	—
15	Petrol pump	36 mtr. X 36 mtr.	24 mtr. & above	A premise for sale of Petroleum products to consumers. It may include servicing of automobiles.	Petrol pump, Soft drink & Snack stall Automobile repair shop.
16	Piggery	1.0 to 1.5	18 mtr. & above	A premise with facilities for rearing and processing of piggery products. It may have temporary structure for sheds of pigs.	Piggery shed, Watch & ward Residence (up to 30 sq.m.). All structures shall be temporary in nature.
17	Police station	0.05 to 0.10	12 mtr. & above	A premise having facilities for The office of local police station.	Police station, Essential staff housing
18	Poultry farm	1.0 to 1.5	18 mtr. & above	A premise with facilities for rearing birds and production of eggs. It may have temporary structure for sheds to birds.	Poultry farm, Watch & ward Residence (up to 30 sq.m.) All Structures shall be temporary in nature.

19	Railway station/Yard	—	—	—	—
20	Research & development centre	0.1	18 mtr. & above	A premise providing facilities for research and development for any specific field.	Research and Development centre, With & ward Residence (up to 30 sq.m.), Residential flat (for maintenance staff) Hostel, canteen, Bank extension counter, Library, Post office extension facility
21	Resorts	1.0	18 mtr. & above	—	—
22	Sports city	50	18 mtr. & above	—	—
23	Storage Perishable/ Hazardous/ Inflammable goods	1.0 or may be more	18 mtr. & above	—	—
24	Veterinary hospital	0.20	18 mtr. & above	A premise providing treatment for indoor and outdoor sick animals.	Veterinary hospital, Residential flat (for employees and service personnel), Institutional hostel, Veterinary college, Retail shop (confectionery, Grocery, General merchandise, Books & Stationery, Barber, Launderer).
25	Agriculture Warehousing /Food Storage	0.5	30 mtr.	A premise providing storage of Agriculture produce/Food Items In case of village roads building line to be established at 30mtr. From the centre of the road.	Godown/warehousing/cold storage area, Residential Flat (for employees and service personnel, Small office 50sqmt.)

- In addition to the above, the use premises permitted in ecological area in MDP-2025 shall also be covered in permitted uses.
- 500 mt radiuses is provided around existing abadi to accommodate future growth of villages and the use is designated as MIXED LAND USE.

*Non polluting industries with EIA and other category Industries shall be permitted after NOC from RSPCB (area more than 1.0 Ha.) can be considered by the statutory committee.

Note: - Village Abadi Extensions: - As per the requirement of Concerned Authority, Public & semi public facilities (within 500 mtr. distance of existing village Abadi) any other major activity not mentioned above shall be permitted as a specific case by JDA only after prior permission of the State Government. The permission granted by the State Govt. shall not be construed as a general permission for similar matters and decision shall be taken depending on the merits of each case.

10.13 Tourism Facility Zone

The Tourism Facility Zone exclusively earmarked new areas along Delhi Road with 1.81 Sq.km.

This Zone intends to promote Tourism facilities. It includes all the activities enumerated in Recreational Zone, Hotels, Budget Hotels, holiday homes, Resorts, Motels, Club houses, Eco friendly housing, restaurants, small shopping centers, camping grounds, Heritage type hotels, Handicrafts' centre, Kala Kendra, Convention centers, Drive in cinema, Meditation centers, Yoga Kendra. The parameters for them shall be fixed separately on merits on individual application by the statutory committee.

10.14 Special Conditions

Commercial and Mixed land use areas

- Certain cases in which development permission granted under Master Development Plan - 2011, such cases shall be honored.
- All plots situated at junctions of 18 mtr. And above where rotaries/traffic islands are provided for regularization of traffic and all plots situated on either side of flyovers/ROB are barred from Mixed Land use commercial use permission. Existing establishments may continue. New permission shall not be granted if traffic is generated like Restaurants, Showrooms, big commercial establishments. Only G+1 can be considered by the Competent Authority as per policy of the State Government for regularization of such commercial activities unless detailed redevelopment plan is prepared for proper stream lining of traffic and parking provisions in such activities. In special cases after detailed examination of ingress, egress provisions, State Government may consider permitting commercial and mixed land use activities.

The State Govt. may amend/ Change these regulations at any time in the larger public interest.

- 11. In case of doubt, the permissibility of use premises shall be decided by the concerned statutory committee [i.e. Building Plan Committee (layout plan)] of the Jaipur Development Authority.**