

1.1 Applicability, Scope and Statutory Basis (Section 49(3) of CG Act, 1973)

In respect of matters not specifically provided for in these DCR, the provisions of the prevailing Master Plan of the Raipur Planning area (Vikas Niyaman (Raipur DCR)) and Chhattisgarh Vikas Niyaman (CG DCR) shall apply.

Further, the Master Plan 2031 of the Raipur Planning area will provide details for Commercial and Residential activities respectively which shall be applicable to TDS.

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

Other regulations pertaining to Water Bodies shall be governed by provisions of the prevailing Master Plan of the Raipur Planning area.

as Recreational area with following Green Buffer/ no development zone except roads and recreational areas.

Other regulations pertaining to Water Bodies shall be governed by provisions of the prevailing Master Plan of the Raipur Planning area.

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1.5 Division or Merger of Final Plots

Division or merger of Final plots (Mixed and Recreational) shall be allowed, subjected to minimum area requirement for the permissible use as per the frontage of the road; without proposing new Town Planning roads in the final plot, provided that all such final plots have a frontage facing the proposed road in the Town Development Scheme described herein.

Note: Rule 20 of Chhattisgarh Nagar Tatha Gram Nivesh Adhiniyam, 1973 or any other rule in force, for merger and division of plot which is contrary to this provision, shall not be applicable on merger or division of Final Plots in the Town Development Scheme described herein.

1.6 Building Controls (Setbacks, FAR, Height, Ground Coverage, Basement) - Development norms for plots within TDS area

The provision of setbacks shall be as per the Development Control Regulations of the prevailing Master Plan of the Raipur Planning area.

Notes on Plot Boundaries and Marginal Open Space (M.O.S.):

- 1) On plots that are 7.5 m wide, side-to-side (abutting) construction will be permissible; however, the front and rear open spaces must be maintained respectively as per the prevailing Master Plan of the Raipur Planning area.
- 2) Architectural Control: - Ramps to be contained within the front MOS area.
- 3) For roads wider than 12 m, it is mandatory to leave a minimum paved Front Marginal Open Space (M.O.S.) according to the following criteria:

Table 1: Provisions of Marginal Open Space (MOS) above 18m road width	
Proposed Road Width (m)	Required Front Marginal Open Space (M.O.S.)
Above 12 m, up to 18 m	1.0 m
Above 18 m, up to 24 m	3.0 m
Above 24 m and above	4.5 m

- 4) However, in those plots where the marginal open area mentioned in the prevailing Master Plan of the Raipur Planning area is less than the above-mentioned norms, this special DCR prevails.
- 5) Building mass (building envelope) shall remain at 65 degree inclined plane measured from the horizontal at ground level along the road RoW boundary adjoining the plot with upper floors Step-Back accordingly subjected to fire safety regulations.
- 6) The provision of side and rear margins (setbacks/ open area) shall be as per the Raipur Master Plan 2031.
- 7) Roadside margin for plots will be arranged according to the road width.
- 8) Recreational Plot for free sale shall follow the FAR, ground coverage, and set backs as per the Master Plan 2031.
- 9) 100% ground coverage will be allowed for plots to be allocated and sold under neighbourhood shopping area.

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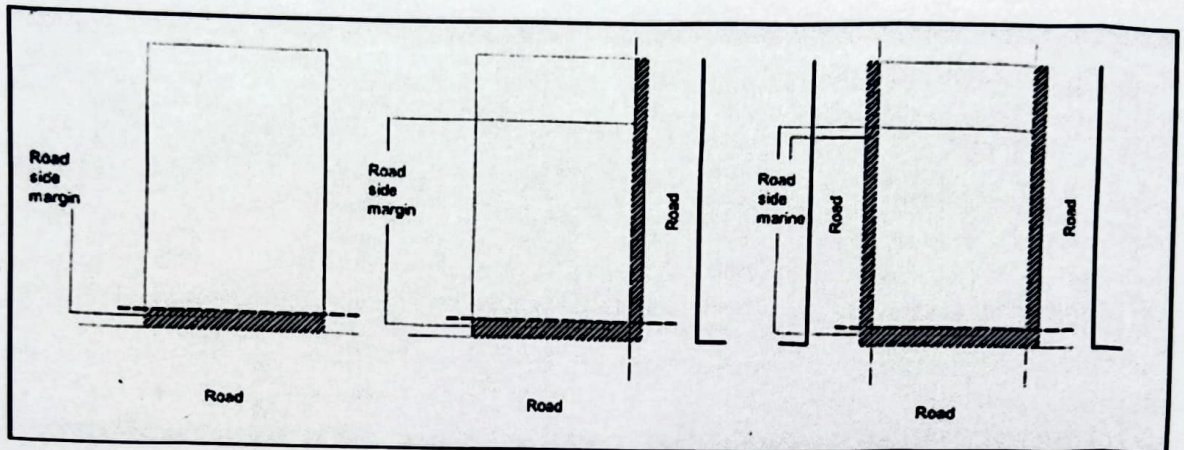
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- 10) The minimum side and rear margins (all except the roadside) in a plot shall be based on the regulations and the proposed height of the building. These are not applicable to "Special Buildings."
- 11) For two or more adjacent roadside plots, roadside for all applicable sides shall be as per the below figure:



- 12) Whichever is greater between the roadside margin (based on road width) or the margin based on building height shall be applicable.
- 13) All the other Development Control regulations for plots in the Town Development Scheme described herein shall be as per the provisions of Development Control Regulations as described in the Master Plan 2031 of the Raipur Planning area.

1.7 Parking and Access Standards

a) Standards for Parking as per Chhattisgarh Bhumi Vikas Niyam (CG. BVN), 1984:

- **APPENDIX L (A) (See rule 81 of CG. BVN)** – Parking on the plot of more than 1000 sq. m. in area.
- **APPENDIX L (B) (See rule 81 of CG. BVN)** – Standards for standalone multi-level public parking and parking floors, permissible within different land use zones along with development controls.

b) Standards for Parking as per the Master Plan 2031 of the Raipur Planning Area:

- Parking of cars and buses on roads, proposed bus stops near utilities and parking along roads.

1.8 Activities permitted Under Public Amenities (PA)

This shall be followed as per the Rule 26 of Chhattisgarh Nagar Tatha Gram Nivesh Niyam, 2020, all public amenity and relevant public welfare activities can be developed pursuant to permitted and permissible activities under all land-use heads of Table 18.36 of the Raipur Master Plan 2031.

1.9 Special Provisions – Transfer of Development Rights (TDR)

- TDR shall be granted for the areas falling under the MR-43 road area of the approved layout, in lieu of final plot.
- Further, as per the requirement and suitability decided by the competent authority.

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