

### PARAMETERS FOR RECLASSIFICATION OF LAND USE

USE ZONE	Primary Residential	Mixed Residential	Commercial	Education	Public and Semi Public	Controlled Industries	General Industries	Special and Hazardous industries
1.	2.	3.	4.	5.	6.	7.	8.	9.
<b>I(a) Primary Residential (PR)</b>	--	i) Minimum existing road width: 9 M  ii) Minimum extent of Plot: 400 sq.m.	Minimum existing road width: 9M Minimum extent of Plot: 300 sq.m. No substantial residential building within 200 m. radius	Minimum existing road width: 12M Minimum extent of Plot: 5 acres. Nearby college or Higher Institution away by 1KM.	Minimum existing road width: 12M Minimum extent of Plot : 1000 sq.m.	i) Classification of land shall be dry. ii) Minimum extent of Plot 1 Hect. iii) Minimum existing road width: 12 M. iv) No residential colonies or Nathams and approved layout or school building within 500 m. radius.	Not advisable Full justification has to be given in extraordinary cases and shall be done in a comprehensive manner only in newly proposed residential areas. Minimum extent: 2 Hect. No residential building or school and layout within 1 Km. Radius.	Not to be encouraged.

USE ZONE	Primary Residential	Mixed Residential	Commercial	Education	Public and Semi Public	Controlled Industries	General Industries	Special and Hazardous industries
1.	2.	3.	4.	5.	6.	7.	8.	9.
<b>I(b) Mixed Residential (MR)</b>	--	--	Minimum existing road width: 9M Minimum extent of Plot: 300 sqm. No substantial residential building within 200m radius.	Minimum existing road width: 12M Minimum existing road width: 5 acres. Nearby college or Higher Institution away by 1KM.	Minimum existing road width: 12M. Minimum extent of Plot 1000 sqm.	i) Classification of land shall be dry. ii) Minimum extent of Plot 1 Hect. iii) Minimum existing road width: 12M. iv) No residential colonies or Nathams and approved layouts or school building within 500 m. radius.	Not advisable Full justification has to be given in extraordinary cases and shall be done in a comprehensive manner only in newly proposed residential areas. Minimum extent: 2 Hect. No residential building or school and layout within 1 Km. Radius.	Not to be encouraged.
<b>2) Commercial</b>	--	--	--	Minimum existing road width: 12M. Minimum extent of Plot: 5 acres. Nearby college or Higher Institution away by 1 Km.	Minimum existing road width 12 M. Minimum extent of Plot 1000 sqm.	Minimum existing road width: 9M. Minimum extent of Plot 1000 sqm. No residences or schools within 500 m.	Minimum existing road width: 12M. Minimum extent of plot: 1000 sqm. No residences or schools within 1000 m.	Not to be encouraged.

USE ZONE	Primary Residential	Mixed Residential	Commercial	Education	Public and Semi Public	Controlled Industries	General Industries	Special and Hazardous industries
1.	2.	3.	4.	5.	6.	7.	8.	9.
<b>3) Educational</b>	Minimum existing road width: 9M. Minimum extent of Plot: 400 sqm. No educational Institution within 200M.		Minimum existing road width: 9M Minimum extent of plot: 400 sqm. No educational or residential building within 200 m. radius.	--	May be considered	Minimum existing road width 12M: Minimum extent of plot 1000 sqm; No educational or residential building within 500 M.	Minimum existing road width 12M: Minimum extent of plot: 1000 sqm. No educational or residential building within 100 m.	Not to be encouraged.
<b>4(a) Controlled Industries and General Industries (CI &amp; GI)</b>	In general not advisable. But in newly proposed industrial areas comprehensive proposals with minimum extent of 5 hectares shall be considered with buffer zone.		May be considered	1) Minimum existing road width: 9M. 2) Minimum extent of plot: 5Hects. No industry within 500 m.	1) Minimum existing road width: 9M. 2) Minimum extent of plot: 1 Hect.	--	Considered	Minimum existing road width 18 M. Minimum extent of plot: 5 Hect.
<b>(b) Special and Hazardous industries (S&amp;HI)</b>	Not to be encouraged	Not to be encouraged	Not to be encouraged	Not to be encouraged	--	--	--	--
<b>5) Public and Semi Public (P&amp;SP)</b>	Does not arise	Does not arise	May be considered	May be considered	--	Minimum existing road width 12M. Minimum extent of Plot: 1000 sqm. No hospitals, school and residence within 500 M.		Not to be encouraged.

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1.	2.	3.	4.	5.	6.	7.	8.	9.
<b>6) Agricultural Use</b>	<p>i)it should be dry agriculture</p> <p>ii)Abut on a public road of minimum 7m. road width</p> <p>iii) Mini-mum extent for conversion 5 hec.</p>	<p>i)it should be dry agriculture</p> <p>ii)Abut on a public road of minimum 7m. road width</p> <p>iii) Mini-mum extent for conversion 5 hec.</p>	<p>i) It should be dry land. Minimum existing road width: 9M.</p> <p>ii) Minimum 1000 sqm. extent.</p>	<p>Dry land abut on a public road of Minimum existing road width 7M.</p>	<p>Dry land Minimum existing road width: 7M.</p>	<p>Dry land</p> <p>1) Minimum existing road width: 9M.</p> <p>2) Minimum extent of plot: 440 sqm.</p> <p>3) No Nathams approved layout or housing colonies within 500 M. or schools and hospitals within 500M.</p>	<p>Dry land</p> <p>3) Minimum existing road width: 9M.</p> <p>4) Minimum extent of plot: 1000 sqm.</p> <p>3) No Nathams approved layout or housing colonies, schools and hospitals within 1000 m.</p>	<p>Dry land</p> <p>1) Minimum existing road width 12 M.</p> <p>2) Minimum extent of plot: 4 hect.</p> <p>3) No Nathams colonies approved layout, school, hospitals within 2000m.</p>