

10.5. Knowledge and IT Zone

10.5.1. Intent

The intent in establishing a Knowledge and IT zone is:

- To create a conducive environment for development of business/IT parks and educational campuses;
- To provide an environment for campus residential use such as guest houses, staff quarters and students hostel, supporting the intended primary uses;
- To provide for supporting commercial retail, services and civic uses within planned business/IT and educational campuses

10.5.2. Pre-requisite for Development

Any development to be carried out as part of this zone will require approval of a Campus Master Plan which shall be subject to the Subdivision Guidelines (Chapter 11). The master plan should at a minimum, cater to the following:

- Illustration of activity zones/building uses
- Traffic and transportation study
- Landscape master plan
- Pedestrian and vehicular circulation
- Urban design guidelines
- Infrastructure and utilities plan

10.5.3. Uses Permitted

A. The following non-residential use premises will be permitted:

Office

- Office Complex
- Business / IT Park Campus

Educational Uses

- Educational campus with integrated education, administrative, residential buildings and supporting facilities
- Junior, senior and professional college
- Medical college with attached hospital
- Technical institute for research and development
- Scientific research centre
- Vocational training centre
- K-12 integrated school with or without hostel

Commercial

- Hotels
- Neighbourhood retail
- Restaurant / Informal eating places

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Community Facilities

- Local Garden
- Recreational Club
- Place of Worship
- Health-club/ swimming Pool
- Crèche/ day-care centre

Health

- Polyclinic
- Medical college with attached hospital
- Diagnostic / radiology centre
- Other health/family welfare centre

B. The following residential use premises shall be permitted only as components within the Campus Master Plan. Single use development for these uses is not allowed unless the area is designated as a campus district/zone or is under guidance of a comprehensive master plan primary serving educational or IT campuses.

- Hostel
- Serviced apartment
- Terraced / row house
- Villa / bungalow

10.5.4. Development Control Regulations

Table 10.4 below provides development control regulations for development density (FAR), minimum requirements for open space, setbacks and permitted uses. These regulations are applicable for plots measuring 3ha or smaller. For plots larger than 3ha, additional requirements as per the Subdivision Guidelines (Chapter 11) shall apply. Minimum road width shall be 18m.

10.5.5. General Development Requirements

In addition to the above given development control regulations, all developments shall adhere to the common development requirements (Chapter 9) which cover the following elements:

- Sustainability
- Parking (refer table 9.3)
- Minimum Plot sizes (refer table 9.1)
- Plantation and maintenance of trees
- Drainage and flood prevention
- Seismic design
- Compound walls and gates
- General building requirements

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Table 10-4: Development Control Regulations for the Knowledge and IT Zone

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
KNOWLEDGE AND IT								
1	55m & above	5000 sqm**	5	0-10%	150m	10m-8m-6m-6m	University Campus; Four and Five Star Hotel, Multistorey Serviced Apartment; Hostel and all use premises in (2) and (3) except Villa/Bungalow and terraced/Row House; Petrol/CNG/LPG Pump	<p>Auditorium/Cinema Hall may be permitted within a recreation centre meant for university students and staff. Such a building will not be permitted to support large scale retail use such as a mall.</p> <p>The following uses may be permitted subject to approval of a special permit on a case-by-case basis:</p> <ul style="list-style-type: none"> • Cemeteries/ Burial Ground • Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications
			4	Above 10-20%	126m	9m-7m-6m-6m		
			3	Above 20-30%	32m	8m-6m-6m-6m		
2	25m & Below 55	1500 sqm	2.5	40%	20m	8m-6m-6m-6m	Multi-level Parking; Office Business Park; Commercial Office; IT Park; Professional College; 3 Star Hotel; Commercial Retail; Restaurants, Food Plazas and Food Streets; Cinema Hall/Multiplex; Multi-storey Serviced Apartment; and all use premises in (2) and (3) except Villa/Bungalow and terraced/Row House; Petrol/CNG/LPG Pump	<p>The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval:</p> <ul style="list-style-type: none"> • Devices for generation of non-conventional energy, such as solar panels, wind power • Servant quarters or lodging facilities for

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KNOWLEDGE AND IT								
3	Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m	Office Building with less than 100 employees; Budget Hotel; Restaurants, Food Plazas and Food Streets Neighbourhood Retail; Dispensary, Community Hall; Library; Health Club; Day Care Centre; Public Facility/Infrastructure/Utility Building Villa/Bungalow; Terraced/Row House	caretaker/security personnel DSIRDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals etc.) which have special privileges (under various Government Policies issued time to time) (in reference to Township, Special Regulations for Hospitals, Special Regulations for Hotels

* Height of the building must comply to the prevalent Fire Safety Norms, with permissions from DSIRDA

** For Plot sizes of 5000 sqm and above – In case of a building with podium and tower, a ground coverage of maximum 40% will be allowed for a maximum height upto 8 m, including G or G+1 whichever is less. The upper typical floors above podium will have a maximum plan area of 10%. The maximum FAR allowed in this case will be 5.