

13. Land Use Zoning & Development Control Regulations

13.1 SCOPE

The Land Use Zoning and Development Control Regulations include the following:

- Classification of Landuse Zones;
- Land Use Permissibility;
- Development Control Regulations;
- Subdivision Regulations;
- Development Controls for integrated developments and individual buildings;
- Regulations for Conservation of Heritage Buildings and Heritage Precincts

13.2 CLASSIFICATION OF LAND USE ZONES

The land in the proposed Ranchi Planning Area has been categorized into ten Land Use Zones:

- Residential Zone
- Commercial Zone
- Industrial Zone
- Public/Semi-Public (P & SP) Facilities Zone
- Transport and Communication Zone

- Green Belt Zone (Recreational and Open Space)
- Eco-Sensitive Zone
- Composite Use Zone – I (includes Residential, Commercial and P & SP)
- Composite Use Zone – II (includes Residential, Commercial, P & SP and existing Industrial)
- Agriculture

13.3 LAND USE PERMISSIBILITY

Permissibility with regards to different land uses in the listed Land Use Zones shall be as given in **Table No. 13.1**.

Table No. 13-1: Land Use Permissibility in different Use Zones

S. No.	Land Uses ^{1,13}	Use Zones in which permitted									
		R	C	I	P	T	G	E	CUI	CUII	A
1	Airport, Helipad, Flying Club					●					
2	Art gallery, museum, exhibition centre	●	●		●				●	●	
3	Auto Supply store and Show room for motor vehicle and machinery		●	●					●	●	
4	Automobile service and repairing station			●						●	
5	Bank and Safe deposit vault	●	●	●	●	●			●	●	
6	Bird Sanctuary						●	●			
7	Boarding or lodging house	●	●		●				●	●	
8	Botanical garden						●				
9	Bus Depot		●	●		●				●	
10	Bus Terminal	●				●					
11	Canteen and eating house serving the industries			●						●	
12	Cemetery, crematorium, burial ground, electric				●						●

S. No.	Land Uses ^{1,13}	Use Zones in which permitted									
		R	C	I	P	T	G	E	CUI	CUII	A
	crematorium										
13	Children Traffic Park										
14	Cinema										
15	Clinic for pets										
16	Clinical Laboratory										
17	Club house not conducted primarily as business										
18	Club house or other recreational activities conducted as business										
19	Cold storage and ice factory										
20	College										
21	Commercial/ business Offices ²										
22	Community hall & welfare centre,										
23	Contractor plant and storage for building material										
24	Convenience Shopping Center										
25	Convention Centre										
26	Cottage, Handloom and Household Industries ³										
27	Court										
28	Crèche and Day Care Centre										
29	Cultural and Information Center										
30	Customary home occupation										
31	Defence										
32	Diary and poultry industry										
33	Dispensary										
34	Dry Cleaners-cleaning										

S. No.	Land Uses ^{1,13}	Use Zones in which permitted									
		R	C	I	P	T	G	E	CUI	CUII	A
	and dyeing										
35	Educational and research institution										
36	Electric Sub-station										
37	Existing Village ⁴										
38	Fair Ground										
39	Film studio ⁵										
40	Fish curing ⁶										
41	Flatted Group Industry										
42	Flood control work										
43	Forensic Science Laboratory										
44	Forest										
45	Gas Godown										
46	General Industries ⁷										
47	Golf course										
48	Green house										
49	Gymnasium										
50	Health Centre										
51	Hospital										
52	Hostels for educational institution										
53	Hotel										
54	Indoor Games Hall										
55	Jail										
56	Junk yard ⁸										
57	Local, Municipal, State or Central Government office										
58	Mechanical workshop with lathes, drills, grinders, spot welding set										
59	Medical, eye and dental practitioners' clinic										

S. No.	Land Uses ^{1,13}	Use Zones in which permitted									
		R	C	I	P	T	G	E	CUI	CUII	A
60	Monument ⁹	●	●	●	●	●	●	●	●	●	●
61	Motor Driving Training Center	●	●		●				●	●	
62	Municipal facility (as listed in Annex VII)	●	●	●	●	●			●	●	
63	Music, dance, drama training centre	●	●		●				●	●	
64	Neighbourhood Shopping Centre-convenience and local shopping with vegetables, fruits, flowers, fish and meat.	●	●						●	●	
65	Night Shelter	●	●	●	●	●			●	●	
66	Nursery, Horticulture and Orchards	●	●	●	●	●		●	●	●	●
67	Nursing Home	●	●	●	●				●	●	
68	Oil Depot ¹⁰			●							
69	Open Air Theatre	●	●	●	●		●		●	●	
70	Orphanage	●	●		●				●	●	
71	Park, play ground, playfield and recreational area	●	●	●	●		●		●	●	
72	Personal Service Shop	●	●	●	●	●			●	●	
73	Petrol filling station	●	●	●	●	●			●	●	
74	Photograph studio and laboratory	●	●	●	●				●	●	
75	Piggery			●							●
76	Planetarium		●		●		●		●	●	
77	Police Headquarter and Police Lines				●						
78	Police Station, Out Post and Fire Station	●	●	●	●	●			●	●	
79	Post office, Telephone Exchange, Telegraph Offices	●	●	●	●	●			●	●	
80	Professional office of a resident of the premise	●	●						●	●	

S. No.	Land Uses ^{1,13}	Use Zones in which permitted									
		R	C	I	P	T	G	E	CUI	CUII	A
81	Public library	●	●		●	●			●	●	
82	Radio broadcasting studio				●				●	●	
83	Railway Station					●					
84	Reformatory (Juvenile Home)				●				●	●	
85	Refinery ¹¹			●							
86	Religious Place like temple, Namghar, Sarna Sathal, mosque, church etc	●	●		●				●	●	●
87	Research and Development Centre		●	●	●						
88	Residence cum Work Plot	●	●						●	●	
89	Residential Dwelling	●	●						●	●	
90	Residential Plot- Plotted Housing	●							●	●	
91	Restaurant, cafeteria, milk bar	●	●	●	●	●	●		●	●	
92	Retail Shop ¹²	●	●	●	●	●			●	●	
93	Satellite and Telecommunication Center				●				●	●	
94	Schools	●	●		●				●	●	
95	Service Centre	●	●	●		●			●	●	
96	Sewerage treatment plant			●	●						●
97	Social, cultural and religious institution	●	●		●				●	●	
98	Specialised Park/Ground		●		●		●		●	●	
99	Sports Training Center				●		●		●	●	
100	Stadium						●				
101	Storage of petroleum and other inflammable materials			●						●	
102	Storage, Warehouses and Godown		●	●					●	●	

S. No.	Land Uses ^{1,13}	Use Zones in which permitted									
		R	C	I	P	T	G	E	CUI	CUII	A
103	Swimming Pool	●	●		●		●		●	●	
104	Taxi stand and bus stand, cycle and rickshaw stand	●	●	●	●	●	●		●	●	
105	Theatre, assembly or concert hall, dance and music hall and such other place of entertainment;	●	●		●				●	●	
106	Truck terminal		●			●					
107	Vending Booth	●	●	●	●	●	●		●	●	
108	Vocational Training/Technical Training Institute	●	●	●	●				●	●	
109	Watchmen or caretaker's lodges	●	●	●	●	●	●		●	●	
110	Water Treatment Plant	●	●	●	●		●		●	●	●
111	Weekly Market/ Informal Sector Unit	●	●		●		●		●	●	
112	Wholesale Trade		●								
113	Wireless transmitting and weather station, Transmission Tower				●				●	●	
114	Zoological park						●				

Index of Use Zones:

R – Residential

C – Commercial

I – Industrial

P – Public & Semi Public

T – Transportation

G - Green Belt (Recreational and Open Space)

E – Eco-sensitive

CU I – Composite Use I

CU II – Composite Use II

A – Agricultural Use

Note:

- 1 All Existing non nuisance, non-polluting uses to continue in the following use zones:
 - Residential
 - Commercial
 - Industrial
 - Public/Semi-public
 - Transportation and Communication
 - Composite Use I
 - Composite Use II

All existing non nuisance, non-polluting uses may be allowed to continue/discontinue after an application for special permission to the Authority in the following use zones:

- Recreational
 - Eco-sensitive
 - Agricultural
- 2 To be permitted in commercial areas to be indicated in Industrial Use Zones in Local Area Plans/ Layout Plans
 - 3 In Residential use zone, existing uses to continue and new ones to come on special permission from the authority. Also Refer **Annexure – 13.1**
 - 4 No further expansion of residential area
 - 5 In the New Development proposed Recreational Area
 - 6 Only Existing uses to continue
 - 7 Only those industries as listed in **Annexure – 13.1**
 - 8 Permitted only in Heavy Industrial Zone
 - 9 Existing locations to continue
 - 10 Permitted only in Heavy Industrial Zone
 - 11 Permitted only in Heavy Industrial Zone
 - 12* In commercial centers
 - 13 In industrial areas
 - 14 Parks, parking, circulation and utilities can be located in any of the use zones. In recreation and eco-sensitive zone, these would be permissible with special permission from the Authority

13.4 DEVELOPMENT CONTROL REGULATIONS

13.4.1 Sub-Division Regulations

The objective of sub-division regulations is to guide the preparation of layout plan for residential and industrial use zones and some other areas. These regulations include norms for provision of facilities, circulation and landscape. The service plans corresponding to these layout plans for provision of physical infrastructure like water supply, sewerage, drainage, solid waste management and power shall conform to municipal bye-laws.

13.4.1.1 Residential Use Zone

The sub-division of residential use zone into plots/use premises and subsequent approval of the layout plans shall be governed by the following:

- a) The residential areas shall be planned at gross residential densities as given in **Map 13.1**;
- b) The residential area can have both the plotted as well as group housing developments. In case of group housing, the minimum plot size shall be 3000 sq. m. in plotted housing the minimum plot size shall be 200 sq. m. in general and 30 sq. m. for economically weaker sections' housing;
- c) The provision of requisite social infrastructure shall be governed by the following norms for residential neighbourhood of 15,000 persons. In any residential sub-division plan, minimum area reserved for social infrastructure shall be 8.50 sq. m. per person;

Table No. 13-2: Standards for facilities in a residential sub-division

Sl. No.	Use Premises	No. of Units	Unit Area (in ha)	Total Land Area (in ha)
(a) Education				
1.	Nursery School	6	0.08	0.48
2.	Primary School	3	0.40	1.20
3.	Senior Secondary School	2	1.00	2.00
(b) Health				
4.	Dispensary	2	0.20	0.20

Sl. No.	Use Premises	No. of Units	Unit Area (in ha)	Total Land Area (in ha)
(c) Commercial				
5.	Local Shopping including Service centre	1	0.46	0.46
6.	Convenience Shopping	3	0.11	0.33
(d) Other Community Facilities				
7.	Milk Booth	3	0.015	0.045
8.	Community Hall & Library	1	0.20	0.020
(e) Recreation				
9.	Park			4.50
10.	Play Area			2.25
(f) Utility & Parking				
11.	Overhead Tank			0.25
12.	Electric Sub-Station	As per requirement		
13.	Three Wheeler and Taxi Stand	1	0.05	0.05
14.	Common Parking	To be appropriately distributed in a number of locations		1.00

Note: These facilities should preferably be located along internal roads with minimum 12 m Right of Way (R/W).

Park and play areas shall be @ 4.5 sq. m. per person with one of the park cum play area to be of the minimum size of 1.50 hectare.

- a) The planning of residential neighbourhood regarding circulation system shall be governed by the following norms:
 - i. The residential plots in new areas shall generally face an open space including pedestrians' movement with a minimum width of 12 m. The plots may face a vehicular access road with 12 m right of way. The circulation network within the cluster shall be so devised that no residential plot is more than 65 m away from the nearest point of the vehicular access road;
 - ii. All vehicles shall be restricted to specific parking lot or along the vehicular access road;
 - iii. Maximum length of cul-de-sac shall be 150 m and loop road 450 m.

- b) The planning of residential neighbourhood regarding landscaping shall be governed by the following norms:
 - i. Suitable landscape plans for the residential area shall be prepared indicating in reasonable detail, the landscape development of the parks and roadside plantation;
 - ii. Detail landscape plan for one Neighbourhood Park shall be prepared.
- c) The low income group plotted developments with less than 50 sq. m. plots shall be governed by the following norms:
 - i. Area under recreation shall be at the rate of 3.0 sq. m. per person (minimum);
 - ii. The plot shall face an open space/road including pedestrian movement with a minimum width of 8.0 m.

13.4.1.2 Industrial Zone

The sub-division of industrial use zone into plots shall be governed by the following norms:

- a) The development of industrial area may have plotted development for individual industrial units. Some part of industrial area may be used for flatted group industry. The minimum size of plot for flatted group industry shall be 2000 sq. m.;
- b) No road within the industrial area shall be less than 24 m r/w;
- c) The Industrial Sub-division shall provide for:
 - i. 10 % of the area to be reserved as recreational and green belt;
 - ii. 2 % of the area as commercial centre to accommodate essential commercial and related facilities;
 - iii. 8 % of the area for common facilities including common parking as per table below:

Table No. 13-3: List of facilities to be essentially provided in Industrial Areas

S. No.	Facilities
1	Sub Fire Station, Banks, Petrol bunks, Restaurants, Essential Retail Shops
2	Police Station, STP, S.W. dumping yard
3	Electric sub-stations (as necessary)
4	Parking area for tempo, taxi and three wheelers, truck terminal etc.
5	Other facilities such as water reservoir/storage and recreational clubs/associations, community halls and other allied common facilities.

- d) For water polluting industries, the effluent shall be treated at common treatment plant before it is discharged into regular sewers.

13.4.1.3 FC/ ICC/ IDC

Layout Plan for facility centres, integrated community centres, integrated district centres, shall be prepared with 75 % area allotted to the specified facilities and commercial facilities and 25 % of the area reserved for roads, parks, parking and some retail shopping. Minimum road width shall be 18 m.

13.4.1.4 Neighbourhood Centre

Each neighbourhood centre shall have an area of 12 hectare of which about 70 % net area shall be reserved for providing social infrastructure facilities and housing (**Refer Table No. 8.33**) and the remaining 30 % would serve for roads and common facilities like common parking, shopping etc.

13.4.1.5 University

The area shall be developed with the following sub-division and development controls:

- a) Academic including administration (45% of the total land area)
 - Maximum ground coverage 20 %
 - Maximum Floor area ratio 40
 - Maximum height 26 m
- b) Residential: 25% of the total land area

This will be developed at a density of 250 pph gross. The land shall be reserved for residential facilities as per the norms given in **Table No. 13.2**. Sub-division regulations as given for residential areas shall apply.

- c) Sports and cultural activities (15% of the total area)
Maximum ground coverage 10 %
Maximum Floor area ratio 15
- d) Parks and landscape (15% of the total land area); suitable landscape plan to be prepared for this area.

13.4.1.6 Education and Research

Layout Plan for education and research areas shall be prepared with 75 % area for institutional plots and 25 % of the area reserved for roads, parks, parking and some retail shopping. Minimum road width shall be 18 m.

13.4.2 Regulations for integrated & individual buildings

The objective of these regulations is to provide development controls i.e. setbacks, parking requirement, basement, ground coverage, FAR and Maximum height for integrated developments and individual buildings.

13.4.2.1 Minimum Setbacks

The provision of minimum setbacks of the building or structure from the street line for different sizes of plots for all categories of use shall be as per the following table.

Table No. 13-4: Setback Regulations for different plot sizes

S. No.	Plot Size (in sq. m.)	Minimum Setbacks (in metre)			
		Front	Rear	Side (1)	Side (2)
1	Sites with 100% coverage	0	0	0	0
2	Upto 300	3	3	1.5	1.5
3	Above 300 & upto 500	3	3	3	1.5
4	Above 500 & upto 1000	6	3	3	3
5	Above 1000 & upto 2000	9	3	3	3

S. No.	Plot Size (in sq. m.)	Minimum Setbacks (in metre)			
		Front	Rear	Side (1)	Side (2)
6	Above 2000 & upto 4000	9	6	6	6
7	Above 4000 & upto 10000	15	6	6	6
8	Above 10000	15	9	9	9

Note:

- In case the permissible coverage is not achieved with setbacks, the setbacks of the preceding category may be allowed;
- In case of residential plots upto 200 sq. m., the rear setbacks shall be 2 m x 2 m at corner, the open courts of the plots in rear and side to be adjacent;
- These provisions of setbacks are subject to requirements of height and ventilation as per building byelaws;
- In case a layout is sanctioned with more than the minimum prescribed setbacks, the same shall be followed in the sanction of the building plans;
- The authority could relax setbacks in special circumstances.

13.4.2.2 Parking Standards

Parking is to be provided for different types of development as per norms given in the following table. The standards given are in Equivalent Car Space (ECS) and it includes parking for all types of vehicles i.e. cars, scooters, cycles, and also light and heavy commercial vehicles in case of wholesale markets and industrial areas etc.

Table No. 13-5: Parking Standards for different uses

S. No.	Use	Equivalent Car Space (ECS) per 100 sq. m. floor area
A	1. Residential Apartments 2. Plotted Housing 3. Local Shopping Centre	1.33

S. No.	Use	Equivalent Car Space (ECS) per 100 sq. m. floor area
	4. Convenience Shopping Centre 5. Nursing Homes, Hospitals (other than govt.) 6. Government Offices 7. Social and Cultural Institutions	
B	1. Commercial Development (plotted) 2. City Centre 3. Business Centre	2.00
C	1. Integrated District Centre 2. Integrated Community Centre 3. Hotel 4. Cinema 5. Composite Use	1.67
D	1. Colleges and Schools 2. University 3. General Industries 4. Flatted Group Industries 5. Heavy Industry	1
E	Government Hospitals	0.67
F	1. Wholesale Trade / Integrated Freight Complex	2.50

The maximum basement area shall be to the extent of ground coverage within set-back lines.

13.4.2.4 Ground Coverage, FAR, Height and Other Controls

The use premise wise details of ground coverage, FAR, Height etc are mentioned in **Table No. 13.6** below.

For the provision of Car Parking spaces, the space standards shall be as under:

- For open parking – 23.0 sq. m. per equivalent car space;
- For ground floor covered parking – 28.0 sq. m. per equivalent car space;
- For basement parking – 30.0 sq. m. per equivalent car space.

13.4.2.3 Basement

Basement shall be allowed only in the following complexes:

- City Level Commercial Centre
- Integrated District level Commercial Centres
- Integrated Community Centre

Table No. 13-6: Ground Coverage, FAR, Height and Other Controls				
Use Premise	Maximum Ground Coverage (%)	Maximum FAR	Maximum Height (m)	Other Controls and Guidelines
Plot (in Residential Plotted)	60	100	11	Other Controls: <ul style="list-style-type: none"> - Minimum plot size to be 150 sq. m. - Minimum plot size for EWS housing to be 30 sq. m. - Bungalow area shall have following controls: <ul style="list-style-type: none"> Maximum Ground Coverage 30 % Maximum FAR 75 Maximum Height 11 m
Apartment Buildings	40	175	26	Net housing density shall be 114 du/ha with 15% variation on either side. Minimum access road to be 18 m r/w.
Convenience Shopping Center	40	100	15	-
Local Shopping Centre	40	100	15	-
Community Commercial Centre	25	125	26	Maximum 5 % additional ground coverage to be allowed for providing atrium. 10% of the area earmarked for the community commercial centre shall be left for landscape development with zero FAR. The socio-cultural activities at community level should be integrated with other commercial activities in the centre.
City/District Commercial Centre	25	150	37	Design Guidelines for City District Commercial Centre The City /District Commercial Centre shall have the following components: <ol style="list-style-type: none"> Retail Shopping Commercial Offices Service Centre Facilities Cultural Complex Hotel Landscape Component This plan could be partly plotted and partly as integrated with net building lines. Other Controls <ol style="list-style-type: none"> 5 % additional coverage allowed for providing atrium. At least 10 % of the area should be reserved for landscape development with zero FAR.
City level Commercial cum Institutional Corridor	30	150	26	<ol style="list-style-type: none"> The City level Commercial cum Institutional Corridor has to be developed along the 60 m R/W road as shown in the Master Plan. The Building line should be after 30 m setback from the Street Line. The 30 m setback should be used effectively for parking and landscaping.

Table No. 13-6: Ground Coverage, FAR, Height and Other Controls

Use Premise	Maximum Ground Coverage (%)	Maximum FAR	Maximum Height (m)	Other Controls and Guidelines
				iii. A detailed urban design scheme should be prepared for this area.
Wholesale/Integrated Freight Complex	20	60	26	A minimum of 10% of the area shall be left for landscape development with zero FAR.
Retail Commercial Plot (existing development)	50	200	15	-
Wholesale Plot (Existing Development)	55	225	15	-
Industrial Plot	50	150	15.5	-
Flatted Group Industry plot	30	120	26	-
Nursery School	50	66	8	-
Primary School	50	100	15	School for the handicapped shall have the same norms as the primary school
Secondary School	50	120	15	-
Hospital/ Nursing Home	45	200	26	Area to be used for housing of essential staff shall adhere to regulations of apartment housing.
College	50	120	15	In case of educational institutions, the total area of the plot shall be divided in (i) School /college building area (40 %), (ii) playfield (40%), (iii) Parking area (10%) and (iv) Residential and hostel area (10%). The maximum ground coverage and FAR shall be calculated only on the area meant for building activities i.e. (i) and (iv).
Socio-cultural club / community hall / Religious premises	30	120	15	
Police station, post and telegraph office, fire station	30	120	15	25% of the plot area may be used for housing the staff and regulations for apartment housing shall apply to the area meant for housing.
Public & Semi-public Premises (for which specific regulations have not been given)	45	175	26	15 % of the total floor area shall be allowed for residential purpose.
Institutional Plot (in existing development)	40	150	15	
Exhibition Ground	20	20	15	The structures in the Exhibition Ground Area shall be primarily temporary in nature.
Recreational Area	-	-	-	Facilities like vending booths, club houses, film studio, green houses, golf course and other such uses permissible as listed in table 13.1 shall be allowed with due permission from the authority. Maximum built space to be within 0.1 FAR.

Note:

- a) *Development in special uses like Airport, Railway Terminal, Rail Circulation, Bus Terminal and Depot, Road Circulation, Water, Sewerage, Electricity, Solid Waste Management, Cremation and Burial Ground, and in areas like River and water bodies shall be governed by their functions and specific requirement;*
- b) *Fire bye-laws based on Delhi Bye laws related to fire services to be introduced. (Refer Annexure – 13.2)*

13.4.3 REGULATIONS FOR CONSERVATION OF HERITAGE

Conservation of buildings, artefacts, structures, areas and precincts of Historic and /or aesthetic and/or architectural and /or cultural significance (Heritage buildings and heritage precincts)

13.4.3.1 Applicability

This regulation would apply to those buildings, artefacts, structures, areas and precincts of historic and/ or aesthetic and/or architectural and/or cultural significance (herein after referred as listed buildings/ heritage buildings and listed precincts/ Heritage precincts) which are listed in a notification issued by state Government. This list shall be supplemented from time to time by Government, and the Competent Authority, provided that before the list is supplemented, objections and suggestions from the public shall be invited and duly considered by the Government, and/or the Competent Authority respectively. The listed Buildings /Precincts could be graded.

13.4.3.2 Restriction on Development / Redevelopment / Repairs etc

No development or redevelopment or of additions, alteration, repairs, renovation including the painting of buildings, replacement of special features or plastering or demolition of any part there of the said listed buildings or listed precincts shall be further allowed except with prior written permission of the Competent Authority.

Before granting any such permission the competent Authority shall consult the Heritage Conservation Committee. Provided that before granting any permission for demolition or major alternation/ addition to listed buildings (or buildings within listed precincts) objection and suggestion from the public shall be invited and duly considered by the Competent Authority.

13.4.3.3 Power to Alter, Modify or Relax Regulations

With the approval of the Government and on the advice of the said Heritage Conservation Committee and for reasons to be recorded in writing, the Competent Authority may/shall alter modify or relax the provisions of other regulations of the Development Control, Regulations/Building bylaws if it is needed for the conservation, preservation or retention of historic and/or aesthetic and/or cultural and/or architectural quality of any listed buildings/heritage buildings or listed precincts/heritage precincts.

13.4.3.4 Maintaining Skyline

Building included in Heritage Precincts shall maintain the skyline in the precincts (without any-high rise development) as may be exist in the surrounding area, so as not to diminish or destroy the value and beauty of the said Heritage building/Heritage precincts. The development within the precincts shall be accordance with the guidelines framed by the Competent Authority on the advice of the Heritage Conservation Committee.

13.4.3.5 Signs and Out Door Display Structures

No advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetic, historical or heritage importance as may be decided by the Competent Authority, on the advice of the Heritage Conservation Committee or on Government buildings, save that in the case of Government buildings only advertising signs of outdoor display structures may be permitted if they relate to the activities for the said buildings own purposes of related programmes.

Provided that if the Heritage Conservation Committee so advises, the Competent Authority shall refuse permission for any sign of outdoor display structure.

13.4.3.6 Composition of Heritage Conservation Committee

The members of the Heritage Conservation Committee shall include Chairman with experience in the field of Heritage Conservation, with experienced heritage Architects, structural engineers and nominees from the concerned government departments.

13.4.3.7 Functions of the Heritage Conservation Committee

- a) To advise the competent authority whether Development permission should be granted under this Regulation and the conditions of such permission;
- b) To prepare a supplementary list of buildings, artefacts, structures, areas, precincts of historic, aesthetic, architectural, or cultural significance, to which this Regulation would apply (vide regulation);
- c) To advise whether any relaxation, modification, alteration, or variance of any of the Development Control Regulations / Building Byelaws, is required;
- d) To frame special regulations for precincts and to advise the Competent Authority regarding the same;
- e) To advise whether to allow commercial / office uses;
- f) To advise in the operation to regulate or eliminate / erection of outside advertisements / bill boards;
- g) To recommend guidelines to be adopted by those private parties who sponsor beautification schemes at public intersections and elsewhere;
- h) To prepare special designs and guidelines for listed buildings;
- i) To advise the Competent Authority on any other issues as may be required from time to time during course of scrutiny of development permissions and in overall interest of heritage conservation.

Note: Ranchi Regional Development Authority (RRDA) may be declared as the competent authority responsible for the conservation of heritage buildings and precincts and also the plan sanctioning authority for these.