
54. Recrational / Amenity Open Spaces - (1) Open spaces in residential and commercial layouts -

- (a) Extent - In any layout or sub-division of vacant land in a residential and commercial zone, open spaces shall be provided as under -
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| (i) Area above 1,000 sq.m. to 2,500 sq.m. | .. | 15% |
| (ii) Area above 2,500 sq.m. to 10,000 sq.m. | .. | 20% |
| (iii) Area above 10,000 sq.m. | .. | 25% |

These open spaces shall be exclusive of areas of accesses / internal roads / designations or reservations, development plan roads and area for road-widening and shall as far as possible be provided in one place. Where however, the area of the layout or sub-division is more than 5000 sq.m. open spaces may be provided in more than one place, but at least one of such places shall be not less than 750.00 sq.m. in size. Such recreational spaces will not be necessary in the case of land used for educational institutions with attached independent playgrounds. Admissibility of F.S.I. shall be as indicated in Sub. Reg. 3 below.

- (b) Minimum area - No such recreational space shall be measure less than 125 sq.m.
- (c) Minimum dimensions - The minimum dimension of such recreational space shall not be less than 7.5 m. and if the average width of such recreational space is less than 16.6 m. length there of shall not exceed 2.5 times the average width.
- (d) Access - Every plot meant for a recreational open space shall have an independent means of access, unless it is approachable directly from every building in the layout.
- (e) Ownership - The ownership of such recreational space shall vest, by provision in a deed of conveyance, in all the property owners on account of whose holdings the recreational space is assigned.
- (f) Tree growth - Excepting for the area covered by the structures permissible under (g) below, the recreational space shall be kept permanently open to the sky and accessible to all owners and occupants as a garden or a playground etc. and trees shall be grown as under :

Plot size in sq.m. 1	Area in sq.m. for F.S.I. Computation 2
Residential & Commercial Zones	
1. Upto 1000 sq.m.	Total area
2. Above 1000 to 2500 sq.m.	Total area subject to maximum of 2125 sq.m.
3. Above 2500 to 10000 sq.m.	Total area excluding 15% out of the area for recreational / amenity open space vide item (ii) in clause (a) of sub-regulation (1) of Regulation 54.
4. Above 10000 sq.m.	Total area excluding 15% of the area for recreational open space under item (iii) of clause(a) of sub-regulation (1) of Regulation 54.
Industrial Zones	
Industrial Plots	
1. Upto 1000 sq.m.	Total area
2. More than 1000 sq.m.	Total area excluding 10% out of the area for recreational/amenity open space vide clause (a) of sub-regulation (2) of Regulation 54.
Industrial Layout	
1. Plots of 8000 sq.m. or more	Total area excluding area of construction permissible in open space over 1500 sq.m. according to clause (b) of sub-regulation (2) of Regulation 54 and excluding 10% out of the area for recreational/amenity open space vide clause (a) of sub-regulation (2) of Regulation 54.

Note : The occupation certificate for buildings constructed for residential/commercial use shall be granted by the Commissioner only after recreational area is developed and structures for recreational activities are actually provided on site.

55. Size of plots in Residential & Commercial Zone -

The plot sizes and manner of development in residential and commercial layouts shall be replaced as follows -