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1 PREAMBLE

In pursuance of the Provisions contained in Clause (m) of sub-section of (2) of Section 12 and Section 116A of the Gujarat Town Planning and Urban Development Act, 1976, the Surat Urban Development Authority("SUDA" from here on) hereby makes the following Regulations:

1.1 SHORT TITLE

These regulations may be called the Draft General Development Control Regulations- 2035 of the Development Plan-2035 of SUDA.

1.2 COMMENCEMENT

These Regulations shall come into force from the date of its publication in the *Official Gazette*.

1.3 APPLICABILITY

Subject to the provisions of the Gujarat Town Planning and Urban Development Act-1976, these Regulations shall apply to all the developments within the Development Areas of the SUDA including area of Surat Municipal Corporation.

Regulations of GDCR- 2004, shall be applicable for the provisions which have not been covered under these regulations.

1.4 REPEAL

The sanctioned General Development Control Regulations of SUDA 2004 are hereby modified, revised and replaced by these Regulations.

1.5 SAVING

Notwithstanding such modifications and revision, anything done or any action taken under the regulations in force prior to such modification shall be deemed to be valid and continue to be so valid, unless otherwise specified.

NOTE

In case of any conflict with the regulations prescribed in the TP scheme, these regulations shall prevail over.

2 DEFINITIONS

In these regulations, unless the context otherwise requires, the terms and expressions defined as follows shall have the meaning indicated against each of them.

The terms and expressions not defined in these regulations shall have the same meaning as in the Gujarat Town Planning & Urban Development Act, 1976 or Local Acts and the rules framed there under or as mentioned in National Building Code (NBC) as the case may be, unless the context otherwise requires.

Wherever the definition specified hereunder occurs in the Act or Rules shall prevail upon those define under these Regulations.

2.1 ACT

Means the Gujarat Town Planning and Urban Development Act, 1976 (President Act No. 27 of 1976) and Gujarat Provincial Municipal Corporations Act, 1949 or Local Acts as stated in the context.

2.2 ADDITIONS AND / OR ALTERATIONS

Means any change in existing authorised building or change from one use to another use, or a structural change such as additions to the area or height, or the removal of part of a building, or a change to the structure such as the construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support or a change to or closing of any required means of ingress or egress or a change to fixtures or equipments, as provided in these regulations.

2.3 ADVERTISING DISPLAY INFRASTRUCTURE /ADVERTISING SIGN AND HOARDING

Means any surface or structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever outdoors for the purpose of advertising or giving information or to attract the public to any place, person, public performance, article, or merchandise, and which surface or structure is attached to, forms part of, or is connected with any building, or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space, or in or over any water body included in the jurisdiction of the Authority.

2.4 AIR CONDITIONING

Means the process of altering the properties of air such as its temperature, humidity and quality to meet the requirements of an enclosed space.

2.5 AMENITIES

Means roads, streets, open spaces, parks, recreational grounds, play-grounds, gardens, water supply, electric supply, street lighting, drainage, sewerage, public works and other utilities, communication network, surface and convenience.

2.6 AMUSEMENT PARK

A large outdoor area with fairground rides shows, refreshments, games of chance or skill, and other entertainments.

2.7 APARTMENT / FLATS

Means multi-storied residential buildings constructed in a detached or semi-detached manner designed as ground floor with more upper floors and constructed as separate dwelling units with common staircase.

2.8 APPROPRIATE AUTHORITY

Appropriate Authority in relation to a development area, in this case, SUDA.

2.9 ATRIUM (PLURAL ATRIA)

Means an unobstructed, multi-storied open space within a building that is covered from top with a light-weight or glazed roof.

2.10 AUTHORIZED OFFICER

Means any person appointed by the competent authority for the purpose of these regulations.

2.11 BANQUET HALL

Means a room or an enclosed space or building for the purpose of hosting any social events or ceremonies like marriage, reception, party etc. with accompanying food and beverages.

2.12 BASEMENT

Means the lower storey of a building having at least half of the clear floor height of the basement or cellar below average ground level.

2.13 BUILDING

A Building means all types of permanent building, but structure of temporary nature like tents, hutment as well as shamianas erected for temporary purposes or ceremonial occasions, shall not be considered to be "buildings".

2.14 BUILDING LINE

Means the control line up to which the plinth of a building adjoining an existing, proposed or extended street may lawfully extend and includes the lines described in any TP Schemes and/or Development Plan.

2.15 BUILDING-UNIT

Means a land or plot or part of a land/plot or combination of more than one land/plot as approved by the Competent Authority. However where an alignment has been fixed on any road by Competent Authority, the Building-unit shall mean and refer to the land excluding the portion falling in alignment.

2.16 BUILDING-UNIT AREA

Means the area of the building-unit or plot

2.17 BUILDING-UNIT LEVEL

Refer Ground Level

2.18 BUILT-UP AREA

Means the areas covered by a building on all floors including the cantilevered portions, if any, including walls and columns, but except the areas specifically excluded under these Regulations.

2.19 BUILDER

Shall mean a person who is employed to built or execute the work on a building or structure or where no person so employed, owner of the building unit or structure.

2.20 BUILDING CONTRACTOR

Shall mean any person/organisation/partnership, firm or any legal entity appointed by owner/builder/developer/organizer to undertake the execution of any type of development work when no such contractor is appointed by the owner/ builder/developer/organizer, the owner shall be demanded to the “building contractor” and shall be responsible for all liabilities concerning the “Building Contractor”.

2.21 CARPET AREA

Means the net area within a unit of a building excluding walls or columns, service areas such as washrooms, kitchen and pantry, semi-open spaces such as verandah or balcony, and staircase, lift, corridors or passages.

2.22 CHIMNEY

Means a construction by means of which a flue is formed for the purpose of carrying products of combustion to the open air and includes a chimney stack and the flue pipe.

2.23 CHOWK

Means a fully or partial unclosed space parentally open to sky within a building at any level, inner chowk being unclosed on all sides.

2.24 CINEMA

Shall mean an auditorium where performance essentially given by projection on screen with or without the accompaniment of sound.

2.25 CLEAR HEIGHT

Means the distance measured from the floor to the bottom of the lowest hanging overhead obstruction such as beam, fire sprinkler heads or ducts.

2.26 COLD STORAGE

Means a structure or room for the storage of edible or non-edible merchandise or commodities, which usually require special low temperatures and condition for storing or preservation, before their export or distribution for sale.

2.27 COMMON PLOT

Common Plot shall mean a common open space exclusive of approaches, at a height not more than ground level of the Building-unit. The owner shall have to give an undertaking that the common plot shall be for the common use of all the resident or occupants of the Building-unit. On sanction of the development permission, the common plot shall deem to have vested in the society/ association

of the residents/occupants. The common plot shall not be sold to any other person and it shall not be put to any other use except for the common use of the residents/occupants.

2.28 COMMUNITY HALL

A building and related grounds such as *Wadis* used for social, civic, or recreational purposes, serving the area in which it is located and open to the general public. It is also a place where members of a community tend to gather for group activities, social support, public information, and other purposes.

2.29 COMPETENT AUTHORITY

Means Chief Executive Authority (CEA) of SUDA, Municipal Commissioner of Surat Municipal Corporation as the case may be to perform such functions as may be specified. Different persons or Authorities may be authorized to perform different functions.

2.30 CONTIGUOUS HOLDING

Means a contiguous piece of land under one ownership irrespective of separate property register cards /record of rights.

2.31 CONVENTION CENTER/ EXHIBITION CENTER

A convention centre is a large building that is designed to hold a convention, where individuals and groups gather to promote and share common interests. Convention centres typically offer sufficient floor area to accommodate several thousand attendees. Very large venues, suitable for major trade shows, are sometimes known as exhibition centres. Convention centres typically have at least one auditorium and may also contain concert halls, lecture halls, meeting rooms, and conference rooms. Some large resort area hotels include a convention center.

2. 32 CORRIDOR

Means a common passage or circulation space including a common entrance hall.

2.33 COTTAGE INDUSTRY

Means a small-scale, non-hazardous industry carried on at home by family members using their own equipment, without the use of hired labour and which does not cause inconvenience to the inhabitants of the building or neighbourhood.

2.34 COURTYARD

A courtyard means a space permanently open to the sky within the site or building structure.

2.35 DEVELOPER

Means the person who is legally empowered to construct or to execute work on a building-unit, building or structure, or where no person is empowered, the owner of the building-unit, building or structure.

2.36 DISABILITY

(a) Hearing Disability

Means deafness or hearing handicaps that might make an individual insecure in, public areas because he is unable to communicate or hear warning signals.

(b) Non-Ambulatory Disability

Means impairments that regardless of cause or manifestation, for all practical purposes confine individuals to wheel- chairs.

(c) Semi-Ambulatory Disability

Means impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi- ambulatory.

(d) Sight Disability

Means total blindness or impairments affecting sight to the extent that the individual functioning in public areas is insecure or exposed to danger.

2.37 DISCHARGE OR DISCHARGE OF WASTE

Means the removal of wastes from premises into the grey water system or by means of the system.

2.38 DHARAMSHALA

A building devoted to religious or charitable purposes offering lodging and/or dining facilities for interested individuals or group of people at a nominal charge, or in some cases free of charge.

2.39 DRAIN

Means a system or a line of pipes, with their fittings and accessories such as manhole, inspection chamber, traps gullies, floor traps use for drainage of building or yards appurtenant to the building within the same cartilage. A drain enclosed or open channel for conveying surface water or a system for the removal of any liquid.

2.40 DOMESTIC WASTE WATER

Means either waste water that is typically discharged from premises that are used solely for residential activities or waste water of the same character discharged from other premises.

2.41 DRIVE-IN CINEMA

Means a commercial establishment, especially an outdoor movie theatre consisting of a large outdoor movie screen, a projection booth, a concession stand and a large parking area for automobiles, permitting customers to remain in their motor vehicles while being accommodated.

2.42 DWELLING UNIT

Means a shelter consisting of residential accommodation for one family. Provided that the minimum accommodation in a dwelling unit shall be one room of minimum carpet area of 9 sq.m. with a minimum side of 2.40 m and a W.C.

2.43 ENCLOSED STAIRCASE

Means a staircase separated by fire resistant walls and doors from the rest of the building.

2.44 ESCALATOR

Means a power driven, inclined, continuous stairway used for raising or lowering passengers.

2.45 ESCAPE ROUTE

Means any well ventilated corridor, staircase or other circulation spaces, or any combination of the same, by means of which a safe place in the open air at ground level can be reached.

2.46 EXHIBITION HALL

Means a large hall for holding exhibitions.

2.47 EXISTING DEVELOPMENT/ BUILDING/ USE

Means a development, building, structure or its use as sanctioned, approved, regularized, authorized by the Competent Authority, existing prior to these Regulations.

2.48 EXIT

Means a passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety.

(a) Horizontal Exit

Means an exit which is a protected opening through or around a fire wall or bridge connecting two or more buildings.(An arrangement which allows alternative egress from a floor area at or near the same level in an adjoining building or an adjoining part of the same building with adequate fire separation.)

(b) Outside Exit

Means an exit from a building to a public way, to an open area leading to a public way or to an enclosed fire resistant passage leading to a public way.

(c) Vertical Exit

Means an exit used for ascending or descending between two or more levels, including stairways, smoke-proof towers, ramps, escalators and fire escapes.

2.49 EXTERNAL WALL

Means an outer wall of a building not being a party wall even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.

2.50 FABRICATION WORKSHOP

Means a small establishment where a manufacturing process is carried on in which an item is made (fabricated) from raw or semi-finished materials instead of being assembled from ready-made components or parts.

2.51 FARM HOUSE

Means a plot of land including permissible construction in the area designated as agricultural use by the Competent Authority with a minimum land area of 4000 sq.m.

2.52 FIRE PROTECTION AND SAFETY

1. Automatic Sprinkler System

Means a system of water pipes with sprinkler heads within a building designed to activate automatically by heat, to control and extinguish a fire by discharge of water.

2. Combustible Material

Means a material which burns itself or adds heat to a fire when tested for non-combustion.

3. Down Comer

Means an arrangement of water pipes for fire-fighting within a building. It consists of pipes connected to an overhead tank and a terrace pump with air release valve at the terrace level and landing valves. It can be charged with water from ground level by fire brigade on their arrival by making connection via fire brigade inlets provided at the bottom of such down comer.

4. Dry Riser

Means an arrangement of water pipes for fire fighting within a building. It consists of vertical rising mains/pipes with landing valves. It can be charged with water from ground level by fire brigade on their arrival by making connection via fire brigade inlets provided at the bottom of such dry riser.

5. Fire Alarm System (also Emergency Alarm System)

Means an arrangement of call points or detectors, sounders and other equipment for the transmission and indication of alarm signals working automatically or manually in the event of fire.

6. Fire Lift

Means a lift installed to enable fire services personnel to reach different floors with minimum delay, equipped with all necessary features.

7. Fire Proof Door (also Fire Resistant Door)

Means a self-closing door or shutter fitted to a wall opening, and constructed and erected to check the transmission of heat and fire for a specified duration.

8. Fire Pump (also Fire Booster Pump)

Means a mechanical/ electrical device which boosts up the water pressure at the top level of a multi-storied building to supply high pressure water for fire- fighting system.

9. Fire Resistance

Means a property of an element of building construction to withstand fire related conditions for a stated period. It is measured by some or all of the following criteria:

- Resistance to collapse in case of fire (minimum 2 hours) Resistance to penetration of flame and hot gases

- Resistance to temperature rise on the unexposed face up to a maximum of 180°C and / or average temperature of 150°C

10. Fire Resistance Rating

Means the duration for which a passive fire protection system can withstand a standard fire resistance test.

11. Fire Separation

Means the distance in meters, measured from the relevant external wall of the building to the external wall of any other building on the site or from other site, or from the opposite side of the street or other public space for the purpose of preventing the spread of fire.

12. Fire Service Inlet

Means a connection provided at the base of a building for pumping up water through in-built fire-fighting arrangements by fire pumps.

13. Fire Stairs

A vertical enclosure, with a stairway, having the fire endurance rating required by code and used for egress and as a base for fire fighting.

14. Fire Stop

Means a fire resistant material, or construction having a fire resistance rating of not less than the separating elements, installed in concealed spaces or between structural elements of a building to prevent the spread/ propagation of fire and smoke through walls, Horizontal and vertical Piping and cable ducts, ceilings and the like as per the laid down criteria and having fire resistance capacity of at least 2 hours.

15. Fire Tower

Means an enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor area and the staircase by fire resistant doors and open to the outer air.

16. Pressurization

Means the establishment of a pressure difference across a barrier to protect a stairway, lobby, escape route, or room of a building from smoke penetration.

17. Smoke-Stop Door

Means a door for preventing or checking the spread of smoke from one area to another.

18. Venting Fire

Means the process of inducing heat and smoke to leave a building as quickly as possible by paths such that lateral spread of fire and heat is checked, fire-fighting operations are facilitated, and minimum damage is caused by fire.

19. Wet Riser

Means a fire fighting arrangement within the building provided by vertical rising pipes permanently charged with water from a pressurized supply.

2.53 FLOOR

Means the lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor. Ground Floor is the floor at ground level with a plinth- hollow or solid, and direct access to a street or open space. The floor above it with minimum permissible height shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.

2.54 FLOOR AREA

Means the net enclosed area of a floor in the building including circulation spaces like lobby or corridors, service areas and semi-open spaces such as verandah or balcony.

2.55 FLOOR SPACE INDEX

Means the quotient of the ratio of the combined gross built-up area of all floors, to the total area of the Building-unit.

Floor Space Index = Total built-up area of all floors/ Area of the Building-unit

1. Permissible F.S.I.

Means the basic F.S.I. permitted by the Competent Authority as a matter of right.

2. Base F.S.I.

Means the base F.S.I. permitted in a given zone by the Competent Authority as a matter of right.

3. Chargeable F.S.I.

Means the F.S.I. available by payment

4. Maximum Permissible F.S.I.

Means the maximum permissible F.S.I. which includes permissible F.S.I. and Chargeable F.S.I.

5. Utilised Chargeable F.S.I.

Means the amount of F.S.I. used, that is paid for and purchased by the applicant.

6. Total Utilised F.S.I.

Means the total Utilized F.S.I.

NOTE

Provided that the following shall not be counted towards computation of F.S.I.

1. All interior open-to-sky spaces such as courtyards and chowk, utility ducts in any form, shape and size required by Regulations.
2. Area used for parking at basement or hollow-plinth.
3. Basement exclusively used for parking shall have minimum height of 2.80 m and maximum height of 3.80 m, measured from finished basement floor level to finished plinth level. Only in case of mechanised parking, there is no restriction on maximum height or number of basement floors used for parking purpose.
4. For basement provided exclusively for parking, other permissible uses shall be permitted up to a maximum area of 25% of the total built-up area of the basement floor. This non parking area shall be calculated towards the computation of F.S.I.
5. Hollow plinth provided for parking with the following conditions:
 - (a) Such hollow plinth shall be provided within the building-unit except on road-side facade.
 - (b) Hollow plinth provided for the purpose of parking shall have maximum height of 3.50 m from finished ground level to finished first floor level and a minimum height of 3.00 m from finished ground level to finished first floor level.
 - (c) Hollow Plinth can have provision for electric meter room, room for telephone distribution board, bathroom, water room, servant room, and security cabin and entrance foyer if the total area does not exceed 15 sq.m. This area shall not be considered towards computation of F.S.I.
6. Loft provided as per up to a maximum of 30% of the enclosing space.
7. Staircase and stair cabin provided as per the following conditions :
 - (a) Staircase with maximum intermediate landing width equal to the width of stair,
 - (b) Maximum landing width at floor level shall be three times the width of stair (x m) including additional space (0.5x m) provided at either side of the stair landing as common area.
8. Lift, lift well with lift cabin, stair cabin, lift landing of lift well and water tank, including the walls provided as per Performance the following conditions:
 - a. The width of the lift landing shall be considered equal to the maximum width of the lift well including walls (x m) with an additional space (0.5x m) at either side of the lift provided as common area.
 - b. The depth of the lift landing shall be two times the maximum width of the lift well including walls (x m).

9. The width of the lift landing shall be considered twice the width of the lift well including walls including additional space provided at either side of the landing, and the depth shall be of twice the width of the lift well.

10. Vehicular ramps and pedestrian ramps provided.

11. Electric room and electric substation as specified by Competent Electric Company.

12. Open-to-sky space used for solar-water heating system, outdoor units for air-conditioners or mechanical ventilation shall be exempt from F.S.I.

2.56 FOOTING

Means a foundation unit constructed in brick work, stone masonry or concrete under the base of a wall column for the purpose of distributing the load over a large area.

2.57 FOUNDATION

Means the part of the structure which is in direct contact with and transmitting loads to the ground.

2.58 FRONT

Means the main frontage of a Building-unit on the road-side. For Building-units abutting two or more roads, the side along the wider road shall be considered as the front.

2.59 FUELLING STATION

Means a place for retail business engaged in supplying and dispensing of fuel products to consumers, essential for the normal operation of automobiles.

2.60 GAMTAL

Means all land that has been included by the Government/ Collector within the site of village, town or city on or before the date of declaration of intention to make a Town Planning Scheme or publication of Draft Development Plan-2035 under section 13 of the Act. Such land shall not include any other land which may subsequently be included within the site of any village by the Government/Collector under the provisions of Land Revenue Code.

2.61 GARAGE-PRIVATE

Garage-Private means a building or a portion thereof designed and used for the parking of vehicles.

2.62 GARAGE-PUBLIC

Garage-Public means a building or portion thereof, designed other than as a private garage, operated for gain, designed and/or used for repairing, servicing, hiring, selling or storing or parking motor-driven or other vehicles.

2.63 GARDEN

Means a public recreation area or park usually ornamented with plants and trees along with landscape furniture.

2.64 GROUND COVERAGE

Means the ground area covered by a building including cantilevered portion on any floor, excluding cut-out (open-to-sky) if any.

2.65 GROUND LEVEL

Means the level of the crown of the existing adjacent constructed road or the existing ground level or the high flood level, whichever is higher as may be decided by Competent Authority.

NOTE

High flood level shall be decided by Competent Authority.

2.66 GUIDING FLOOR MATERIAL

Means flooring material used to give the directional effect or warn a person at critical places and attract the attention of visually impaired persons. The material may be guiding by colour and brightness that is conspicuously different from that of the surrounding floor material or by texture that emits different sounds.

2.67 HABITABLE ROOM

Means a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen if used as a living room, but excluding a bath-room, water closet compartment, laundry, serving and storing, pantry, corridor, cellar, attic, store-room, pooja-room and spaces not frequently used.

2.68 HAZARDOUS BUILDING OR INDUSTRY

Means a building or place or part thereof used for:

1. Storage, handling, manufacture or processing of radio-active substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes.
2. Storage, handling, manufacture or processing of, which involves highly corrosive, toxic obnoxious alkalis, acids, or other liquids, gases or chemicals producing flame, fumes, and explosive mixtures or which result in division of matter into fine particles and capable of spontaneous ignition.

2.69 HAZARDOUS MATERIAL

Means any of the following materials: Radioactive substances, Inflammable, combustible or explosive materials that may produce poisonous fumes or explosions on storage, handling, processing or manufacturing. Corrosive, toxic, obnoxious alkalis or acids, Chemicals which may produce irritant, corrosive or poisonous gases on explosion or spontaneous combustion.

2.70 HEIGHT OF BUILDING

Means the vertical distance measured from the average ground level/ high flood level/plot level and up to the top of the finished level of the top most floor slab or in case of flat roofs up to the midpoint of the height of the sloping roof excluding the genuine stair cabin, water tank, and lift room. The height of the sloping roof shall be taken as an average height of the relevant floor.

- Height for the following shall not be taken in to consideration in determining the total height of the building:

(a) Parapet

(b) Stair-case cabin

(c) Water storage tank

(d) Actual lift well, lift cabin with machine room above

2.71 HEIGHT OF A ROOM

Height of a Room means the vertical distance measured from the finished floor surface to the finished floor surface of the upper floor. The height of a room with a pitched roof means the average height between the finished floor surface and the bottom of the eaves and the bottom of the ridge.

2.72 HIGH-RISE BUILDING

shall mean building other than mentioned in 2.80 “Low Rise Building ” provided the maximum permissible height shall not exceed 70.00 m.

2.73 HOLLOW PLINTH

Refer Plinth

2.74 HOSPITAL

Means an institution that provides medical, surgical, or psychiatric care and treatment for the sick or the injured.

2.75 LIFT / ELEVATORS

Means a mechanically-guided car, platform or transport for persons and materials between two or more levels in a vertical or substantially vertical direction.

2.76 LIGHT INDUSTRIES

Means a non-hazardous industrial establishment that produces products which create less environmental impact than those associated with heavy industry.

2.77 LOBBY

Means a hall at the entrance of a building or corridor/hall connected with a larger room or series of rooms and used as a passageway or waiting room.

2.78 LOCAL AUTHORITY

As defined in the Act.

2.79 LOFT

Loft shall mean an intermediate non-habitable slab between two floors with a maximum clear height of 1.20 m at a height of 2.10 m from floor level; which is constructed and used for storage purpose. The loft shall not cover more than 30% of the floor area of the room. In case the loft in bath, W.C. or toilet 100% of the floor areas bath, W.C. or toilet respectively shall be permitted.

2.80 LOW RISE BUILDING

shall mean a building having height up to 16.50 m and having ground floor plus four floors. However, hollow plinth up to 2.80 m and parapet on terrace up to 1.50 m shall not be counted.

2.81 MARGIN

Means the space adjacent to boundary of Building-unit, buildings, or common plot that should be kept fully open-to-sky. No built-up area shall be permitted in marginal space except specifically permitted under these Regulations.

1. Road Side Margin

Means the space provided from the road- side edge of the Building-unit.

2. Side Margin

Means the space provided from the sides of the Building-unit.

3. Rear Margin

Means the space provided from the rear edge of the Building-unit.

2.82 MEANS OF EGRESS

Means a continuous and unobstructed way of travel from any point in a building or structure to a place of comparative safety.

2.83 MEZZANINE FLOOR

Means an intermediate floor between two floors overhanging or overlooking a floor beneath with a minimum clear height of 2.10 m at the mezzanine level and the floor below.

2.84 MIXED-USE BUILDING

Means a building with more than one use in different portions of the building.

2.85 MULTIPLEX

Mall/Multiplex shall mean a group of shops, showrooms not less than 20 in number and / or one or more cinema hall design as per these regulations to form a market of built up area more than 1500 sq.m.

(Means a complex with an integrated entertainment and shopping centre/complex having at least three cinema halls with total minimum seating capacity of 450 seats, set up in a plot having an area of 3500 sq.m. or above. The multiplex may include retail outlets, showrooms, restaurant, fast food outlet, video games parols, bowling alleys, health spa /centres and other recreational activities.)

2.86 NATURAL HAZARD

Means the probability of occurrence within a specific period of time of a potentially damaging natural phenomenon.

2.87 NATURAL HAZARD PRONE AREAS

Means areas likely to have moderate to high intensity of earthquake, cyclonic storm, significant flood flow or inundation, landslides/mud flows/avalanches, or any other natural hazard.

Note

Moderate to very high damage risk zones of earthquakes are as shown in Seismic Zones III, IV and V specified in IS:1893; moderate to very high damage risk zones of cyclones are those areas along the sea coast of India prone to having wind velocities of 39 m/s or more as specified in IS:875(Part 3;) and flood prone areas in river plains (unprotected and protected) are indicated in the Flood Atlas of India prepared by the Central Water Commission.

2.88 NEIGHBORHOOD /CIVIC CENTRE

Means a centre including any of the following activities: sectoral shopping centre, market, office building, cinema, small hospital, playground, swimming pool, Town hall, open air theatre, civic and cultural facilities, library, higher secondary school, parking plots, public utility and service buildings such as post office, fire station, police station, religious building and building of public uses, Institutes for Social defence.

2.89 NON-COMBUSTIBLE MATERIAL

Means a material not liable to burn or add heat to a fire when tested for combustibility in accordance with the IS:3808-1966 Method of Test for Combustibility of Building Materials.

2.90 OCCUPANCY OR USE

Occupancy or Use means the principal occupancy in an approved building for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies; mixed occupancy building being those in which more than one occupancy are present in different portions of the building.

2.91 OCCUPANT LOAD

Means number of persons for which the means of egress of a building or portion thereof is designed.

2.92 OCCUPIABLE SPACE

Means a room or enclosed space, other than a habitable space, where an individual may occupy that space for a limited time-frame for movement, storage or rest such as a corridor, passage, pantry, laundry, basement, bath-room, water closet compartment, serving and storing, pantry, loft, store-room and puja-room.

2.93 OCCUPIER

For the purpose of these regulations means either as an owner, on rent or on lease in any other way.

2.94 OPEN SPACE

Means an area forming an integral part of the plot, left permanently open to sky.

2.95 OWNER

Means any person holding the title of the property and who is for the time being, receiving or entitled to receive, whether on his own account or on account of or on behalf of, or for the benefit of, any other person or as an agent, trustee, guardian, manager or receiver for the rents or profits of the property; and also includes a mortgaging possession thereof.

2.96 PARAPET

Means a low wall or railing built along the edge of roof of a floor such as terrace, balcony, mezzanine or staircase.

2.97 PARKING SPACE

Means an enclosed, semi-covered or open area including driveway and access aisles required to park vehicles, as per regulations related to parking. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.

2.98 PARTY PLOT

Means a large open land often consisting of a small service building with changing rooms, toilets, storage and a hall, laid out for conducting social events like marriages, party, functions, etc.

2.99 PERSON

Includes a corporation sole or a body of persons whether corporate or incorporate or partnership firm.

2.100 PERMISSION

Means a valid permission or authorisation in writing by the Competent Authority to carry out development or a work regulated by the Regulations.

2.101 PERSONS ON RECORD

Architect, Engineer, Structural Designer, Clerk of Works, Fire Protection Consultant and Developer registered with the Competent Authority and undertaking the responsibility for the particular work as prescribed by the Appropriate Authority.

2.102 PLAYFIELD

Means a field used for playing sports or games which are open to sky. Generally, playing fields are wide expanses of grass, dirt or sand without many obstructions. There are varieties of commonly used fields, including fields for cricket, football, hockey, basketball, tennis, golf etc.

2.103 PLINTH

Means the solid or hollow volume below the floor which is immediately above the ground level.

2.104 HOLLOW PLINTH

Means the space provided below the floor which is on stilts immediately above the Ground Level for the purpose of parking and other permissible uses.

2.105 PORCH

Means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building exclusive of marginal space.

2.106 PREMISES

Means either:

- A property which is held under a separate card of title or for which a separate title card may be issued and in respect to which a building plans have been or may be issued; or
- A building which is in possession as an individual unit by a cross-lease, unit title or company lease and for which a certificate of title is available; or
- Land held in public ownership, for a particular purpose; or
- Separately assessed to local authority taxes, individual unit within building

2.107 PROHIBITED INDUSTRIAL WASTE

Means an industrial waste having physical and chemical characteristics in excess as decided by GPCB.

2.108 PUBLIC-INSTITUTIONAL BUILDING

Means a building or a space owned and operated by Government, Semi-Government organisations, used or constructed or adapted to be used as an office or as a hospital, college, school, public hall, public exhibition or other similar public purpose activities. This includes institutional buildings such as- Police Station, Fire Station, Medical facility, Public Library, Civic Centre, Ward and Zonal Offices for Appropriate Authority.

2.109 PUBLIC LIBRARY

Means a library that is accessible by the public and is generally funded from public sources and run by Municipal Corporation or other government, semi government organizations, etc.

2.110 PUBLIC PURPOSE

The expression of “Public Purpose” includes:

1. The provision of land for public purpose in a development plan, Town Planning Scheme as enumerated in the Act.
2. The provision of village sites, or the extension, planned development or improvement of existing village sites ;
3. The provision of land for town or rural planning ;
4. The provision of land for planned development of land from public funds in pursuance of any scheme or policy of Government and subsequent disposal thereof in whole or in part by lease, assignment or outright sale with the object of securing further development as planned;
5. The provision of land for a corporation owned or controlled by the state;

6. The provision of land for residential purposes to the poor or landless or to persons residing in areas affected by natural calamities, or to persons displaced or affected by reason of the implementation of any scheme undertaken by Government, any local Authority (Nagarpalika/ Gram Panchayat) or corporation owned or controlled by the state;
7. The provision of land for carrying out any educational, infrastructure housing, health or slum clearance scheme sponsored for the purpose of Union, any State, local authority or any other authority or body established by or under any law for the time being in force.
8. The provision of land for any other scheme of development sponsored by Government or with the prior approval of appropriate Government, by a local Authority;
9. The provision of any premises or building for locating a public office, but, does not include acquisition of land for Companies.
10. The provision of land for institution for physically challenged person.

2.111 REFUGE AREA

Means an area where persons unable to use stairways can remain temporarily and await instructions or assistance during emergency evacuation situation.

2.112 RETENTION OF NON-CONFORMING ACTIVITY

Means an activity or use which is allowed to continue, notwithstanding its non-conforming nature in relation to the use permitted in the adjoining or surrounding area.

2.113 ROAD/STREET

Means any highway, street, service road lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right-of-passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, road-side trees and, hedges retaining walls, fences, barriers and railings within the street line.

2.114 ROAD/STREET LEVEL OR GRADE

Means the officially established elevation or grade of the centre line of the street upon which a plot fronts, and if there is no officially established grade, the existing grade of the street at its mid-point.

2.115 ROAD/STREET LINE

Means the line defining the side limits of a road/street.

2.116 ROAD WIDTH OR WIDTH OF ROAD / STREET

Means the whole extent of space within the boundaries of a road when applied to a new road/street, as laid down in the city survey, development plan, Town Planning Scheme or prescribed road lines by any act or law. The clear average width of the existing carriage way and footpaths only on which the building or plot line abuts. The average width shall be computed by taking length of street between two extreme points on Building-unit abutting the street at right angles to the

direction of such streets excluding the steps projections, forecourts, open areas of other spaces in front of the building erected or intended to be erected. However in case where a regular line of street is prescribed by the Competent Authority, such width shall be considered for the purpose of computing building height.

2.117 ROW HOUSE

Means a residential building, often of similar or identical design, situated side by side and joined by common walls.

2.118 SCHOOL

Means a building or place or part thereof that is used for educational use.

1. Pre-School

Means a nursery or kindergarten for children.

2. Primary School

Means a school for children starting from standard 1st up to standard 8th

3. Secondary School

Means a school for children starting from standard 9th up to 10th

4. Higher Secondary School

Means a school for children from standard 11th and 12th

2.119 SERVICE APARTMENT

Means a type of furnished apartment including kitchen or cooking facility available for short- term or long-term stays, which provides amenities for daily use.

2.120 SERVICE ROAD

Means a road/lane provided at the front, rear side of a plot for service purposes.

2.121 SEWERAGE SYSTEM

Means all types of sewer, appurtenances, pumping stations, storage tanks, waste water treatment facility plants, marine outfalls and other related structures owned by the urban local body(SUDA and SMC) and used for the reception, treatment and disposal of waste water and also termed as "waste water system".

2.122 SPECIAL ECONOMIC ZONE (SEZ)

Means a Special Economic Zone as per The Gujarat Special Economic Zone- 2004 and The Special Economic Zone -2005 as amended by time to time.

2.123 SHOP

Means a building or part of a building where goods or services are sold.

2.124 SHOPPING CENTER OR COMMERCIAL CENTER

Means a mercantile establishment consisting of multiple number of shops with adjacent parking.

2.125 SHOPPING MALL

Means a mercantile establishment consisting of complex of shops representing leading merchandisers, usually includes restaurants and a convenient parking area; a modern version of the traditional marketplace.

2.126 SPECIAL INVESTMENT REGION

Means a Special Investment Region as per the Gujarat Special Investment Region Act, 2009 as amended by time to time.

2.127 SKIP FLOOR

A floor designated for holding occupants in a high-rise residential buildings during fire calamities, till the time they are rescued. This floor might include refuge area. Skip floor may be used as service areas excluding habitable uses.

2.128 SLUM REHABILITATION

Means the rehabilitation and development carried out as per the Rehabilitation and Redevelopment Act - 2010 as amended by time to time.

2.129 SOLAR ASSISTED WATER HEATING SYSTEM

Means a device to heat water using solar energy as heat source.

2.130 SPECIAL BUILDING

Means a building used or visited by large numbers of people, such as cinema theatre, drive in-theatre, assembly hall or auditorium, town hall, lecture hall, exhibition hall, theatre, museum, stadium, community hall, marriage hall, multiplex, shopping mall, telephone exchange.

2.131 STAIR CABIN OR STAIR COVER

Means a structure with a covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from the weather, and not to be used for human habitation.

2.132 STAIRCASE

Means a flight or series of flights of steps with the supporting framework, casing, and balusters, constructed to connect different floors or levels in a building.

2.133 STAIRWELL

Means a vertical shaft around which a staircase has been built.

2.134 STOREY

Means the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floors above it, then the space between any floor and the ceiling next above it.

2.135 TEMPORARY STRUCTURE

Means structures erected for temporary purpose or ceremonial occasions such as tents, hutments, shamiana, etc.

2.136 TENEMENT BUILDING

Means a residential dwelling unit constructed in a detached or semi-detached manner. Each dwelling unit in a tenement building is designed and constructed for separate entry with independent sanitary provisions.

2.137 TOWNSHIP

Means parcel of land owned by a Township Developer subject to Residential Township Act, 2009 as amended by time to time, subject to this regulation.

2.138 TRAVEL DISTANCE

Means the distance to be travelled by a user from any point in a building to a protected escape route, external escape route or final exit.

2.139 TRUNK INFRASTRUCTURE

Means a higher order development infrastructure supplied by the local Government or State infrastructure provider and primarily intended to provide network distribution and collection functions or provide services shared by a number of developments.

2.140 UNSAFE BUILDING

Means a building which,

- (a) is structurally unsafe;
- (b) is insanitary;
- (c) is not provided with adequate means of egress;
- (d) constitutes a fire hazard; (v) is dangerous to human life;
- (e) in relation to its existing use constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.

2.141 USE

Means the principal occupancy in an approved building for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies.

2.142 USE- AGRICULTURAL

Means use of land for horticulture, farming, raising of crops, fruits, vegetables, grass, fodder, trees or any other kind of cultivation, breeding and keeping of live-stock, including horses, donkeys, mules, pigs, fish, poultry and bees, and the use of land for any purpose which is ancillary to its cultivation or to any other agricultural purpose.

2.143 USE- COMMERCIAL

Means any building or place or part thereof used for mercantile and business use.

2.144 USE- DWELLING

Means a building or place or part there of that is used for habitation by an individual or family unit.

1. Detached Dwelling

Means a detached building with walls and roofs that are independent of any other building and has open space on all sides.

2. Semi-detached Dwelling

Means a building with one or more sides attached with the wall and roof of another building.

3. Multi-storied Dwelling

Means a building with two or more floors used for habitation of multiple families and/or individuals such as apartments, flats, hostels, lodging and boarding.

2.145 USE - INDUSTRIAL

Means a building or space or part thereof wherein products or, material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies and factories.

2.146 USE- INSTITUTIONAL

Means a building or place or part thereof that is exclusively used for a preschool, school, college, recognised by the appropriate Board or University, or any other Competent Authority involving assembly for instruction, education or recreation, incidental to educational use. Such use includes other incidental uses such as a library or a research institution, quarters for essential staff to reside in the premises, and a building used as a hostel for an educational institution whether situated in its campus or not. It also includes, a building or place or part thereof used for healthcare facility such as medical center, hospitals, nursing homes and care centers for elderly, destitute, orphans, abandoned women, children and infants.

2.147 USE - PUBLIC UTILITY

Means a building or premise or part there of constructed by Government, Semi-Government organisations, public sector undertakings, registered Charitable Trusts for non-profitable public activities. This includes infrastructural and safety facilities such as electrical sub-station, fire station, bus-station, bus terminals, fuelling station, multi-level parking, water purification facility, pumping station, postal networks, and communication networks.

2.148 USE- RESIDENTIAL

Means a building in which sleeping accommodation is provided for normal residential purposes, with or without cooking or dining facilities, and includes one or more family dwellings, hostels, dormitories, apartment houses, flats and private garages of such buildings.

2.149 Use- Religious
Means a building or place dedicated to accommodation and service of Religion or other such objects of religious nature. It may have different nomenclature in different religions like temple, mosque,

church, gurudwara, synagogue, upashraya, sant niwas and may have ancillary facilities like ashram, bathing ghat, madrasa and gaushala.

2.150 USE- STORAGE

Means a building or place or part there of used primarily for storage or shelter of goods and merchandise. Such use includes warehouse, cold storage, freight depot, transit shed, store house, public garage, hangar, grain elevator, barn.

2.151 VENTILATION

Means the supply of outside air into, or the removal of inside air from an enclosed space.

2.152 WASTE

Means any water with matter in solution or suspension, domestic wastewater, or liquid waste and includes sewage for the purpose of these regulations.

2.153 WATER CLOSET (W.C.)

Means a privy with an arrangement for flushing the pan with water, but does not include a bathroom.

2.154 WATER COURSE

Means a natural channel or an artificial channel formed by draining or diversion of a natural channel meant for carrying clear, storm or waste water.

2.155 WATER BODY/ TALAV/ LAKE

Means a natural existing low lying ground forming a natural water body or wherein rain water gets collected and/or plots designated as *Talav* under the revised development plan or any other legitimate records.

2.156 WAREHOUSE

Means a building or place or part thereof that is used or intended to be used for the storage of goods for stocking, sale or similar purpose. It usually has loading docks to load and unload goods from trucks and often have cranes and forklifts for moving goods in and around the structure.

2.157 WAYSIDE SHOP

Means a shop that is situated at or near the side of a road, path or highway.

2.158 WHOLESALE

Means an establishment wholly or partly engaged in wholesale trade and manufactures wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking warehouses.

2.159 WINDOW

Means an opening other than a door, to the outside of a building, which provides all or part of the required light and ventilation.

3 DEVELOPMENT PERMISSION AND BUILDING USE PERMISSION

3.1 DEVELOPMENT PERMISSION REQUIRED

Subject to provisions of Section 26, 27, 28, 34 and 49 of the Act, no person shall undertake any building or development activity in or over any and without obtaining a Development Permission prior to commencement of building or development activity. A Development Permission shall mean Permission for development granted by the Competent Authority.

3.2 DEVELOPMENT PERMISSION NOT REQUIRED

No Development Permission shall be required for undertaking building works listed in Schedule 1.

3.3 GRANT OF A DEVELOPMENT PERMISSION

Grant of a Development Permission by the Competent Authority shall mean an acceptance by the Competent Authority that the development requirements of the proposed building, for which Development Permission has been granted, conforms to these Development Regulations, and that the person holding the Development Permission may undertake proposed development or construction of the proposed building within the limits of the Development Area in conformity with the Development Plan Proposals.

3.3.1 It does not constitute acceptance of correctness, confirmation, approval or endorsement of:

- (a) Title, ownership, and easement rights of the Building-unit for which the building is proposed;
- (b) Variation in area from recorded areas of a Building-unit;
- (c) Location and boundary of Building-unit;
- (d) Workmanship, soundness of material and structural safety of the proposed building;
- (e) Structural reports and structural drawings

and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c) (d) and (e) above.

3.3.2 LIABILITY

Notwithstanding any Development Permission granted under the Act and these Regulations, any person undertaking any development work shall continue to be wholly and solely liable for any injury or damage or loss whatsoever that may be caused to anyone in or around the area during such construction and no liability whatsoever in this regard shall be cast on the Competent Authority or any officer/employee to whom power has been delegated.

3.4 DEVELOPMENT REQUIREMENTS

Development Requirements of the following aspects shall be mandatory and may be examined by the Competent Authority for ensuring compliance of the development to these Regulations:

1. Permissible Ground Coverage

2. Permissible Floor Space Index
3. Permissible Height and the various floors
4. Permissible Open Spaces enforced under these Regulations - Common Plot, Marginal Open
5. Spaces, Setbacks and other open spaces
6. Permissible Uses of Land and Buildings
7. Arrangements of stairs, lifts, corridors and parking
8. Minimum requirement of sanitary facility
9. Minimum Common Facility
10. Required light and ventilation
11. Minimum requirement of Fire Prevention and Safety, and Clearance from Chief Fire Officer as applicable

3.5 LAPSE OF DEVELOPMENT PERMISSION

A Development Permission shall mean to have lapsed if construction of the building is not commenced within the period stipulated in Regulation No. 6.5.2.

3.6 CANCELLATION OF DEVELOPMENT PERMISSION

Cancellation of a Development Permission by the Competent Authority shall mean that the Development Permission shall no longer be valid, and that the permission granted by the Competent Authority to undertake construction stands withdrawn.

The Development Permission, if secured by any person by any misrepresentation or by producing false documents, will be treated as revoked and scrutiny fees paid for such development shall be deemed to have been forfeited.

Following Cancellation of a Development Permission, construction may no longer be undertaken on the Building -unit for which the Development Permission was granted. A Notice of Cancellation of Development Permission shall be issued in writing by the Competent Authority.

3.7 UNAUTHORIZED BUILDING

Any building or development, requiring a Development Permission, undertaken without grant of Development Permission, or undertaken after the Development Permission has lapsed, or, after the Development Permission has been cancelled, revoked or suspended, shall be deemed to be an Unauthorized Building.

3.7.1 DEALING WITH UNAUTHORIZED BUILDING

If the Competent Authority deems the construction of any building to be an Unauthorised Construction, it may, by a written notice, require the person undertaking construction of the building to stop the same forthwith. If the person carrying out such work or doing such

thing is not the owner at the time of giving such notice, such person shall be liable for carrying out the requisitions of the Competent Authority.

In case of unauthorised development, the Competent Authority shall:

- (a) Take suitable action which may include demolition of unauthorised works as provided in the Act.
- (b) Issue directions for the alteration or reconstruction of any works specified that have not been commenced or completed.
- (c) Take suitable action against the Persons on Record.

If within the period specified in such written notice, the requisitions contained therein are not carried out by the said person or owner, as the case may be, the Competent Authority may remove or undo such thing and the expenses thereof shall be paid by such person or owner as the case may be. The cost(s) of undertaking these measures shall be paid by the said person.

If such building is not stopped forthwith, the Competent Authority may direct the person undertaking such construction to be removed from the premises, may seal the Building-unit, and may cause such necessary measures including police intervention to ensure that the person does not re-enter the Building-unit without written permission of the Competent Authority. Permission to re-enter the building premise shall only be granted for the purpose of carrying out any work of reinstatement.

In cases where development has already started/commenced on site without obtaining Development Permission, but where this development is in accordance with these Regulations, the Competent Authority may grant Development Permission on the merits of each individual case. Such development will be considered unauthorised and over and above the Development Permission Scrutiny fees as leviable and penalty shall be charged as per Schedule 13.

3.8 PROCEDURES FOR OBTAINING, REVISING AND REVALIDATING A DEVELOPMENT PERMISSION

3.8.1 OBTAINING A DEVELOPMENT PERMISSION

On receipt of a duly completed application for Development Permission, the Competent Authority shall scrutinize the application in detail before grant of Development Permission, to verify whether the design and specifications of the proposed building comply with these Regulations.

The procedure for obtaining a Development Permission is specified in Regulation No. 5.1.

3.8.2 REVISING A DEVELOPMENT PERMISSION

Changes or revisions in the sanctioned design and specification of a building may be made if a Revised Development Permission is obtained before construction is undertaken on the portion of the building that deviates from the Sanctioned Design Requirements.

Revision of Development Permission shall be mandatory in the following conditions:

1. Change in Ownership
2. Increase in utilised F.S.I.
3. Reduction in Parking area
4. Change in Orientation of the Building
5. Change in size or location of the Common Plot
6. Change in use of Building or part thereof

For any of the above mentioned changes in a building during the course of construction, the owner should apply for a Revised Development Permission for the Building-unit or part of Building-unit as the case may be. The modified Development Requirements may be examined by the Competent Authority for ensuring compliance of the building to these Development Regulations. No deviations in contravention of the provisions of the Act, and/or these regulations shall be permitted.

Procedures for obtaining a Revised Development Permission are specified in Regulation No. 5.2.

3.8.3 REVALIDATING A DEVELOPMENT PERMISSION

A Development Permission may be revalidated provided procedural requirements for revalidating a Development Permission are met with.

A Development Permission that may lapse due to non-commencement of work, may be revalidated for a period of one year. The revalidated period shall in no case exceed three years in the aggregate that is for a total period of four years. The period of validity shall begin from the date of commencement certificate/ development permission.

The procedures for revalidating a Development Permission are specified in Regulation No. 5.3.

3.9 BUILDING USE PERMISSION REQUIRED

It is mandatory to obtain a Building Use Permission from the Competent Authority prior to occupancy or use being made of any building.

3.10 GRANT OF BUILDING-USE PERMISSION

Grant of a Building Use Permission by the Competent Authority shall mean an acceptance that the construction of the building has conformed to the sanctioned design requirements as per Regulation 3.4 and that the Owner may use the building in conformity with the Sanctioned Use of the building. Grant of a Building Use Permission does not constitute acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the Competent Authority liable in any way in regard to:

- (a) Title, ownership, and easement rights of the plot on which building is proposed
- (b) Workmanship, soundness of material and structural safety of the building
- (c) Variation in area from recorded areas of a Building-unit

- (d) Location and boundary of building-unit
- (e) Safety of the users of the building
- (f) N.O.C. from Appropriate Authority
- (g) Structural reports and structural drawings

3.11 REVOCATION OF BUILDING USE PERMISSION

Revocation of a Building Use Permission shall mean that the Building Use Permission is no longer valid and that the Competent Authority has withdrawn the permission granted to make use of the building.

After the Revocation of a Building Use Permission, use may no longer be made of the building for which the Building Use Permission has been revoked. Notice of Revocation of a Building Use Permission shall be issued in writing.

3.12 UNAUTHORIZED USE OF BUILDING

Use of any building or part of a building, without a Building Use Permission or in a manner that does not conform with its Sanctioned Use or after a Building Use Permission has been revoked, shall be deemed to be Unauthorized Use of Building.

The Competent Authority may declare the use of any building to be an Unauthorized Use if it deems the building to be unsafe for habitation or if its use poses a danger to public health or safety.

3.12.1 DEALING WITH UNAUTHORIZED USE OF BUILDING AND UNSAFE BUILDINGS

If the Competent Authority deems the use of any building or part of a building to be an Unauthorised Use of Building, it shall, by a written notice, communicate the reason and require the person making unauthorised use of building to stop the same. This written notice may be affixed to any part of the premise and shall be deemed a sufficient intimation to the occupier of such building or part of building.

If unauthorised use is not stopped, the Competent Authority may direct the person making such use to be removed from the building and may cause such necessary measures including police intervention to be taken to ensure that the person does not re-enter the building without written permission of the Competent Authority. The owner or occupier may be directed to restore by repairs, demolish or carry out any other modifications. The cost(s) of undertaking these measures shall be paid by the said person.

If a use of a building or part of a building is deemed to be Unauthorized Use solely on account of a Building Use Permission not having been obtained prior to use being made of the building or part of a building and if the said use of building is in conformity with Development Regulations prescribed in respective competent authority General Development Control Regulations, the Owner may apply for a Building Use Permission. Further use of building or part of a building maybe undertaken after obtaining a valid Building-Use Permission. Penalty for

undertaking such Unauthorized Use of building or part of a building shall be payable before a Building Use Permission is granted and is stipulated in Schedule 13.

3.13 PROCEDURE FOR OBTAINING BUILDING USE PERMISSION

3.13.1 BUILDING USE PERMISSION

The Competent Authority, on receipt of Notice of Completion of Construction and a duly completed application for Building Use Permission, shall inspect the constructed building before granting a Building Use Permission, to verify its compliance to the sanctioned design and specifications within 21 days from the date of receipt of the application.

3.13.2 PERMISSION TO CHANGE A SANCTIONED USE OF A BUILDING

No building or premises shall be changed or converted to a use other than the sanctioned use without prior permission of the Authority in writing. Change of use not in conformity with these regulations shall not be permissible.

The Sanctioned Use of a building may be changed provided that the new use complies with these regulations. The procedure for changing the Sanctioned Use of a building or part of a building is specified in Regulation No. 7.2.

3.14 RELAXATION

3.14.1 GRANT OF RELAXATION

Grant of a Relaxation shall mean grant of permission to deviate from a specific Regulation.

1. In the case of Building-unit/plot owned by:

- (a) competent authority;
- (b) Government;
- (c) Government undertakings;

Competent Authority may for reasons to be recorded in writing relax or waive any of the regulations in the public interest. Provided that no relaxation or waive of any of the development regulations concerning maximum built-up-area on any floor, common plot, common open plot, marginal open space, F.S.I., parking and provisions of buildings taller than 15.00 m shall be made.

2. Notwithstanding anything contained in foregoing regulations in case where these regulations cause hardships to the owners because of their application to the alterations not involving addition to the existing structures erected prior to the coming into force of these regulations, the competent authority after considering the merits of each individual case may relax or waive, for reasons to be recorded in writing and regulation without causing any adverse effects on the fire and structural safety requirements for the buildings. Provided that this relaxation shall not be made in any regulations for buildings taller than 15.00 m.

3. In the case of existing Building-units for which the layout and sub-division may have been approved by a Competent Authority; or Building-units affected by road widening; and by the Development Plan proposals made in the Development Plan, if the Competent Authority is of the opinion that such Building-units have become incapable of reasonable development unless all or any of the requirements of **Planning Regulations** are suitably relaxed or waived the Competent Authority may, for reasons to be recorded in writing, relax the requirement of the above mentioned regulations.

4. No relaxation in F.S.I. shall be made in any of the regulations meant for any Building-unit having height more than 15.00 m irrespective of provisions made above, in case of development for religious building, e.g. temple, church, mosque, *agiari* etc. up to 0.6 F.S.I. only.

3.15 COMPETENT AUTHORITY TO CLARIFY AND INTERPRET PROVISIONS OF THE REGULATIONS

Competent Authority shall clarify or interpret provisions of these Regulations, as specified below. Clarifications or interpretations made by the Competent Authority shall be final and binding.

1. Decide on matters where it is alleged that there is an error in any order, requirement, decision or determination made by any Competent Authority under delegation of powers in Regulations or interpretation in the application of these Regulations.

2. Interpretation of road alignment as per site situation.

3. Authorize the erection of a building or the use of premises for a public service undertaking for public utility purposes only, where he/she finds such an authorization to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any land use classification.

4. In specific cases where a clearly demonstrable hardship is caused, the Competent Authority may, for reasons to be recorded in writing by special permission, permit any of the dimensions prescribed in these Regulations to be modified, except those relating to Floor Space Indices unless otherwise permitted under these regulations, provided that the relaxation shall not affect the health, safety, fire safety, structural safety and public safety of the inhabitants of the building and its neighbourhood.

3.16 DEVELOPMENT UNDERTAKEN ON BEHALF OF GOVERNMENT AND APPROPRIATE AUTHORITY

Where an appropriate authority intends to carry out development of land for its own purpose in the exercise of its powers under any law for the time being in force, such development shall be in conformity with the development plan and of the regulations relating to construction of buildings.

As per the provisions of Section 39 of the Act and Rule 15 of the Rules, the Office-in-Charge of a Government Department shall inform in writing to the Competent Authority of the intention

to carry out development for its purpose along with such development or construction along with other required documents and drawings as stipulated in Schedule 14.

3.17 PENALTIES

Any person contravening any of the Regulations or Provisions of the Development Plan shall on such contravention be liable to a punishment as provided in the Gujarat Town Planning & Urban Development Act-1976 and Rules framed there under as in force from time to time.

4 RESPONSIBILITIES OF OWNER AND/OR DEVELOPER AND PERSONS ON RECORD

4.1 REGISTRATION OF PERSONS ON RECORD (POR)

4.1.1 REGISTERING WITH THE COMPETENT AUTHORITY

The Competent Authority shall register architects, Developer, engineers, structural engineers, clerk of works and supervisor as Architects on Record (AOR), Developer on record (DOR) Engineers on Record (EOR), Structural Engineers on Record (SEOR) and Clerk of Works on Record (COWOR) and supervisor (SOR) respectively of the Competent Authority. Fire protection consultants shall be registered as Fire Protection Consultant on Record (FPCOR) by the Chief Fire Officer. Applications for registration should be made in the format prescribed in Form No. 1.

4.1.2 MINIMUM QUALIFICATIONS AND COMPETENCE REQUIREMENTS

Minimum qualifications and competence requirements for being considered for registration as Persons on Record are specified in Schedule 5.

4.1.3 REGISTRATION FEE

Registration Fee for registering as Persons on Record with the Competent Authority shall be determined by the Competent Authority and are specified in Schedule 6. The fees shall be revised from time to time.

4.2 REVOCATION OF REGISTRATION

A registration shall be liable to be revoked temporarily or permanently by the Competent Authority if the registered person is found guilty of negligence or default in discharge of his responsibilities and duties or of any breach of any of these Regulations. In any such case, the said person shall be given a show cause notice and reasonable opportunity of being heard within the period of 7 days of the receipt of the notice by the Competent Authority for the purpose of these Regulations.

4.3 RESPONSIBILITIES OF OWNER OR DEVELOPER

4.3.1 OWNER OR DEVELOPER TO APPLY FOR A DEVELOPMENT PERMISSION

The application for a Development Permission shall be made by Owner or Developer of the Building-unit on which building is proposed.

4.3.2 RESPONSIBILITIES OF OWNER OR DEVELOPER

The Owner or Developer shall:

1. Be responsible for ensuring that the building complies with Development Regulations.
2. Appoint an Architect on Record / Engineer on Record to ensure compliance with all procedural requirements specified in Section B: Procedure Regulations, and to certify that the

architectural design and specifications of the proposed building comply with the competent authority Development Plan and General Development Control Regulation.

3. Appoint a Structural Engineer on Record to certify that the structural design and specifications of the proposed building comply with these and competent authority Development Plan and General Development Control Regulation.

4. Appoint a Clerk of Works on Record irrespective of type of building/construction in all Building-units having proposed built-up areas more than 1000 sq.m. for over all constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than ten such site at a time.

5. Appoint a supervisor on Record irrespective of type of building/construction in all Building-units having proposed built-up areas more than 250 sq.m. or irrespective of Built Up area in case of Apartment Type, Commercial and all mix and non –Residential Building for over all constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than two such site at a time.

6. Certify along with the Clerk of Works on Record that the construction of the building has been undertaken as per detailed design and specifications stipulated by the Architect on Record or Engineer on Record and the Structural Engineer on Record.

7. Certify along with the supervisor on Record that the construction of the building has been undertaken as per detailed design and specifications stipulated by the Architect on Record or Engineer on Record and the Structural Engineer on Record and instruction given by clerk of works from time to time.

8. Obtain a Development Permission from the Competent Authority prior to commencement of building.

9. Submit construction progress reports and certificates as required to the Competent Authority.

10. Obtain a Building Use Permission prior to making use or occupying the building.

11. Not cause or allow any deviations from the sanctioned drawings in the course of the execution of the project against the instruction of Architect /Engineer / Structural Designer /Clerk of Works and shall bear all responsibility for any irregularity committed in the use and function of the building or its parts for which the approval has been obtained.

12. Ensure that no construction is undertaken during the period that the Development Permission has lapsed or has been revoked.

13. Provide adequate safety measures for structural stability and protection against fire hazards likely from installation of services like electrical installation, plumbing, drainage, sanitation, water supply or any other requirements under the regulations.

14. Ensure that only names of persons on record are displayed on site and no additional

names are mentioned.

15. Be required to produce the construction documents and its intended use as per sanctioned plan to any prospective buyer.

16. Approval of drawings and acceptance of any statement, documents, Structural reports, structural drawings, progress certificate, or building completion certificate shall not charge owner, engineer, architect, clerk of work and structural designer, supervisor, Developer from their responsibilities, imposed under the act, the Development Regulations and the law of tort and local Acts.

17. The land owner shall be held responsible if any unauthorized construction, Addition and Alteration is done without prior permission of Competent Authority.

18. Take adequate measures to ensure that in the course of his work, no damage is caused to the work under construction and the adjoining properties, no undue inconvenience is caused to the people in neighbourhood and no nuisance is caused to traffic & neighbouring people by way of noise, dust, smell, vibration, etc.

4.4 RESPONSIBILITIES OF ALL POR

1. They shall inform the Competent Authority of their employment/assignment / resignation for any work within 7 days of the date of such employment / assignment / resignation.

2. They shall prepare and submit all plans, new or revised as applicable, documents and other details as required, in a neat, clean and legible manner and on a durable paper properly arranged and folded in accordance with the prevailing Regulations along with the soft copy showing this data.

3. They shall submit plans, documents and details without any scratches or corrections. Only small corrections will be permitted with proper initials. They shall correctly represent all the site conditions including mature trees.

4. They shall personally comply with all requisitions/ queries received from the Competent Authority in connection with the work under their charge, promptly expeditiously and fully at one-time. Where they do not agree with requisitions/ queries, they shall state objections in writing, otherwise for non-compliance of any requisition/query within stipulated time, the plans and applications shall be filed forthwith, and shall not be re-opened.

5. They shall immediately intimate to the owners the corrections and other changes they make on the plans, documents and details as per requisitions/queries from the Competent Authority.

6. They shall clearly indicate on every plan, document & submission, the details of their designation such as registered AOR, EOR, SEOR, COWOR, SOR and FPCOR with registration number, date, full name and their address below the signature for identification.

7. They or their authorised agent or employee, shall not accept the employment for preparation and submission of plans-documents and supervision of any work if the same is

intended or proposed to be or being executed or already executed in contravention of any Regulations or rules under the Act.

8. Approval of drawings and acceptance of any statement, documents, structural report, structural drawings, progress certificate, or building completion certificate shall not charge owner, engineer, architect, clerk of work, supervisor and structural designer, Developer, Owner, from their responsibilities, imposed under the act, the Development Regulations and the law of tort and local acts.

9. They shall study and be conversant with the provision of the Local Acts, the rules and made there under, The Gujarat Town Planning and Urban Development Act-1976, the rules and regulations made there under, policy orders and standing orders approved by the Competent Authority and the other instructions circulated by the competent Authority and the provisions in force from time to time along with the instructions printed/mentioned on prescribed application form & permission letter.

4.5 RESPONSIBILITIES OF INDIVIDUAL PERSONS ON RECORD

Responsibilities of Persons on Record shall be as follows:

4.5.1 ARCHITECT ON RECORD (ABBREVIATED AS AOR)

The Architect on Record shall:

1. Be the Person on Record responsible for ensuring compliance with all procedural requirements specified in Section B – Procedure Regulations, of these Regulations.
2. Scrutinize and verify the architectural design and specifications of the proposed building.
3. Certify that the architectural design and specification of the proposed building comply with these Regulations using the format prescribed in Form No. 2.
4. Immediately inform the Competent Authority in writing, if in his/her opinion, the construction of the building is not being undertaken in accordance with the sanctioned design requirement in a format as per Form No. 3.
5. Inform the Competent Authority in writing, within 7 working days, if for any reason he/she is relieved of his/her responsibilities or he/she relieves himself of responsibility as the Architect on Record for the building using the format prescribed in Form No. 4. In case of termination of services as Architect on Record, inform the Competent Authorities about the stage of work at which services are terminated. The registered architect appointed as of the preceding architect shall inform within 7 days about his/her appointment on the job, and inform the Competent Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he/she is taking over the charge. After Competent Authority has inspected the site for his/her report, the newly appointed architect shall allow the work to proceed under his/her direction.
6. In behalf of the owner, submit the progress certificates, completion certificates and obtain the Building Use Permission as required under the regulations.

7. Inform the Competent Authority immediately on termination of the services of the SEOR or COWOR and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted in the Competent Authority within 7 days of his appointment.

8. Instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.

9. Instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development.

4.5.2 NENGINEER ON RECORD (ABBREVIATED AS EOR)

The Engineer on Record shall:

1. Be the Person on Record responsible for ensuring compliance with all procedural requirements specified in Section B – Procedure Regulations, of these Regulations.

2. Scrutinize and verify the structural design and specifications of the proposed building.

3. Certify that the structural design and specification of the proposed building comply with these Regulations using the format prescribed in Form No. 2A.

4. Immediately inform the Competent Authority in writing, if in his/her opinion, the construction of the building is not being undertaken in accordance with the sanctioned design requirements, in the format stipulated in Form No.3.

5. Inform the Competent Authority in writing, within 7 working days, if for any reason he/she is relieved of his/her responsibilities or he/she relieves himself/herself of responsibility as the Engineer on Record for the building using the format prescribed in Form No. 4. In case of termination of services as Engineer on Record, inform the Competent Authorities about the stage of work at which services are terminated. The registered Engineer appointed as replacement of the preceding Engineer shall inform within 7 days about his/her appointment on the job, and inform the Competent Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he/she is taking over the charge. After Competent Authority has inspected the site for his/her report, the newly appointed Engineer shall allow the work to proceed under his/her direction.

6. On behalf of the owner, submit the progress certificates, completion certificates and obtain the Building Use Permission as required under the regulations.

7. Inform the Competent Authority immediately on termination of the services of the Structural Engineer on Record or Clerk of Works on Record and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted in the Competent Authority within 7 days of his appointment.

8. Instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.

9. Instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development.

4.5.3 STRUCTURAL ENGINEER ON RECORD (ABBREVIATED AS SEOR)

The Structural Engineer on Record shall:

1. Scrutinize and verify the structural design and specifications of the proposed building.
2. Prepare a report of the structural design.
3. Supply two copies of structural drawings to the COWOR.
4. Advise the Owner/Architect/Clerk of Works for arranging for tests and their reports for soil, building material, etc. for his evaluation and design consideration.
5. Submit the certificate of structural safety and over all structural soundness of the proposed building and its compliance to the Regulations to Competent Authority using the format prescribed in Form No. 2B.
6. To prepare detailed structural design and to prescribe the method and technique of its execution strictly on the basis of the National Building Code or relevant Indian Standard specifications.
7. Detailed structural drawings and specifications for execution indicating thereon, design live loads, safe soil bearing capacity, specifications of material, assumptions made in design, special precautions to be taken by contractor to suit the design assumptions etc. whatever applicable.
8. Immediately inform the Competent Authority in writing, if in his opinion, construction of the building is not being undertaken in accordance with the structural design and specifications stipulated by him, in the format stipulated in Form No.3.
9. In case of serious default, be black listed (de-registered) by the Competent Authority.
10. Inform the Competent Authority in writing, within 7 working days, if for any reason he is relieved of his responsibilities as the Structural Engineer on Record for the building, using the format prescribed in Form No. 4.

4.5.4 CLERK OF WORKS ON RECORD (ABBREVIATED AS COWOR)

The Clerk of Works on Record shall:

1. Undertake all necessary measures, including but not limited to, adequate inspection during construction to ensure that the construction of the building is undertaken as per detailed design and specifications stipulated by the AOR and by the SEOR.

2. Immediately inform the Competent Authority in writing, if in his opinion, the construction of the building is not being undertaken in accordance with the sanctioned design and specifications, in the format stipulated in Form No. 3.

3. Bring to the notice of the SEOR and AOR/EOR any situation or circumstances which in his opinion are liable to endanger the safety of structure.

4. Inform the Competent Authority in writing, within 7 working days, if for any reason he is relieved of his responsibilities or he relieves himself of responsibility as the supervisor of Works for the building using the format prescribed in Form No. 4. In case of termination of services as supervisor of Works, inform the Competent Authorities about the stage of work at which services are terminated.

The registered supervisor of Works appointed as replacement of the preceding supervisor of Works shall inform within 7 days about his appointment on the job, and inform the Competent Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he is taking over the charge. After Competent Authority has inspected the site for his report, the newly appointed architect shall allow the work to proceed under his direction.

5. Instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.

6. Instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development.

7. Take adequate measures to ensure that no damage is caused to the work under construction and the adjoining properties.

8. Ensure that no undue inconvenience is caused in the course of his work to the people in neighbourhood.

9. Ensure that no nuisance is caused to traffic & neighbouring people by way of noise, dust, smell, vibration etc. in the course of the work.

10. Not be permitted to supervise more than two independent Building-units at a given time as provided in Development Regulations within 500.00 m peripheral area of each site.

14. Be considered as a supervisor until the issue of Building Use Permission.

4.5.5 FIRE PROTECTION CONSULTANT ON RECORD (ABBREVIATED AS FPCOR)

The Fire Protection Consultant on Record shall be required for all buildings listed in Schedule 16 and shall:

1. Undertake all necessary measures, including but not limited to, adequate inspection during construction to ensure that the construction of the building is undertaken as per detailed design and specifications stipulated by the AOR and by the SEOR.

2. Certify that the design and specification of the proposed building comply with Fire Safety Regulations using the format prescribed in Form No. 2E.
3. Immediately inform the Competent Authority in writing, if in his opinion, the construction of the building is not being undertaken in accordance with the sanctioned design and specifications stipulated by the AOR or EOR and the SEOR, using the format prescribed in Form No. 3.
4. Bring to the notice of the SEOR and AOR or EOR any situation or circumstances which in his opinion are liable to endanger the fire protection and safety of structure.
5. Inform the Competent Authority in writing, within 7 working days, if for any reason he is relieved of his responsibilities or he relieves himself of responsibility as the FPCOR for the building using the format prescribed in Form No. 4. In case of termination of services as Fire Protection Consultant, inform the Competent Authorities about the stage of work at which services are terminated. The registered FPCOR appointed as replacement of the preceding FPCOR shall inform within 7 days about his appointment on the job, and inform the Competent Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he is taking over the charge. After Competent Authority has inspected the site for his report, the newly appointed architect shall allow the work to proceed under his direction.
6. Instruct the relevant agency that adequate provisions are made for fire prevention and safety during construction and development.

4.6 DEVELOPMENT PERMISSION TO BE WITHHELD WITH CHANGE OF OWNERSHIP OR CHANGE IN PERSONS OF RECORD

4.6.1 CHANGE OF OWNERSHIP

If the ownership of a Building-unit changes after a Development Permission has been granted, such a Development Permission shall be withheld, regardless of whether building has commenced or not, until such time the name of the new owner is brought on record. Work can recommence thereafter.

4.6.2 CHANGE IN PERSONS OF RECORD

The Architect on Record or Engineer on Record, the Structural Engineer on Record, the Clerk of Works on Record and the Fire Protection Consultant on Record based on whose respective certifications the Development Permission has been issued or granted, are respectively responsible for ensuring that construction of the building is in compliance with these Regulations. After the Development Permission is granted, if any of the Persons on Record is relieved of his responsibility by the Owner, or, relieves himself of responsibility of the building, the Development Permission shall be withheld regardless of whether the construction of the building has commenced or not, until such time the name of the new appointee is brought on record. Work can recommence thereafter.

4.7 REVOCATION OF DEVELOPMENT PERMISSION IN CASE OF MISREPRESENTATION AND DE-REGISTERING OF PERSON ON RECORD

The Competent Authority may revoke a Development Permission if:

1. It determines that false statements were made or material facts were misrepresented for obtaining the Development Permission.
2. The Person on Record, based on whose certification the Development Permission has been granted is de-registered by the Competent Authority.

5 PROCEDURE FOR OBTAINING, REVISING AND REVALIDATING A DEVELOPMENT PERMISSION

5.1 OBTAINING A DEVELOPMENT PERMISSION

5.1.1 APPLICATION

Application for Development Permission shall be made by the Owner of the Building units/land on which the building is proposed in the format prescribed in:

Form No. 5 for Buildings, and for Sub-division and Amalgamation and Form No. 5A for Brick Kiln, Mining and Quarrying.

5.1.2 SCRUTINY FEES

Scrutiny Fees and other charges for obtaining a Development Permission shall be determined by the Competent Authority and are listed in Schedule 13.

5.1.3 DRAWINGS, SPECIFICATIONS AND DOCUMENTS

Drawings, specifications and documents to be submitted along with Application for Obtaining a Development Permission shall be determined by the Competent Authority and are listed in: Schedule 3a for Building, Schedule 3b for Sub-division and Amalgamation and Schedule 3c for Brick Kiln, Mining and Quarrying. The format for submission of drawings, specifications and documents is specified in Schedule 4.

5.1.4 SCRUTINY OF APPLICATION

On receipt of the application for Development Permission, the Competent Authority shall undertake scrutiny of the Application for Development Permission and communicate to the applicant.

Lack of compliance with Development Regulations and/or queries pertaining to the Building-unit shall be communicated.

Acceptance or rejection of compliant modifications in the design and specifications of the proposed building and responses to queries shall be communicated. Acceptance or rejection of further compliant modifications in the application and responses to queries shall also be communicated.

5.1.5 GRANT OR REFUSAL OF A DEVELOPMENT PERMISSION

Development Permission shall be granted to the applicant when the Competent Authority is satisfied that the design and specification of the proposed building comply with the Development Regulations. On receipt of the application for Development Permission, the Competent Authority may grant or refuse permission to the applicant as per the provisions of the Act within ninety days from the date of payment of the Scrutiny fees. The permission may be granted with or without conditions or subject to any general or special orders made by the State Government in this behalf.

The Development Permission shall be in the format of Form No.7 and it shall be issued by an officer authorised by the Competent Authority in this behalf. Reasons for rejection of application shall be communicated to the applicant.

In cases where the building design requirements are as per regulations but the co owner of the property or Chairman/Secretary of the Cooperative Society are not giving consent at the time of development permission, the Competent Authority may issue permission after giving opportunity of hearing to the co owner of the property or Chairman/Secretary of the Cooperative Society considering the merits and demerits of individual case.

5.1.6 PENALTIES

Penalties for not complying with Regulation No. 5.1 are stipulated in Schedule 13.

5.2 REVISING A DEVELOPMENT PERMISSION

5.2.1 APPLICATION

Application for Revising a Development Permission shall be made by the Owner or Developer of the Building-unit, in the format prescribed in Form No.8.

5.2.2 FEES

Development Permission Fees and other charges for revising a Development Permission shall be determined by the Competent Authority and are listed in Schedule 13.

5.2.3 DRAWINGS, SPECIFICATIONS AND DOCUMENTS

Drawings, specifications and documents to be submitted along with Application for Revising a Development Permission shall be determined by the Competent Authority and are listed in Schedule 3a, 3b and 3c for the respective uses. The format for submission of drawings, specifications and documents is specified in Schedule 4.

5.2.4 SCRUTINY OF APPLICATION

The Competent Authority shall undertake scrutiny of the Application for Revising a Development Permission.

Lack of compliance with Development Regulations and/or queries pertaining to the Building-unit shall be communicated. Acceptance or rejection of compliant modifications in the application, modifications made in the design and specifications of the proposed building and responses to queries shall be communicated. Acceptance or rejection of further compliant modifications in the application and responses to queries shall also be communicated.

5.2.5 GRANT OR REFUSAL OF A REVISED DEVELOPMENT PERMISSION

A Revised Development Permission in the format prescribed in Form No. 7 shall be issued to the applicant when the Competent Authority is satisfied that the design and specification of the proposed Building-unit comply with Development Regulations. Reasons for rejection of application shall be communicated to the applicant.

5.2.6 PENALTIES

Penalties for not complying with Regulation No. 5.2 are stipulated in Schedule 5.

5.3 REVALIDATING A DEVELOPMENT PERMISSION

5.3.1 APPLICATION

Application for Revalidating a Development Permission shall be made by the Owner or Developer of the building, before the expiry of the Development Permission. The revalidated period shall in no case exceed three years in the aggregate that is for a total period of four years.

Lapsed Development Permission may be revalidated after the expiry of the original Development Permission, within a period of six months, with payment of penalty charges.

Revalidation of a Lapsed Development Permission after one and half year from the issue of the original Development Permission shall not be permitted. New application for Development Permission shall have to be made.

5.3.2 FEES

Development Permission Revalidation Fees for revalidating a Development Permission shall be determined by the Competent Authority and are listed in Schedule 13.

For revalidating a lapsed Development Permission, penalty charges shall be applicable and are listed in Schedule 13.

5.3.3 DOCUMENTS

Documents to be submitted along with Application for Revalidating a Development Permission shall be determined by the Competent Authority and are listed in Schedule 7. The format for submission of documents is specified in Schedule 4.

5.3.4 SCRUTINY OF APPLICATION

The Competent Authority shall undertake scrutiny of the Application for Revalidating a Development Permission, in context of proposals of Draft Development Plan-2035, and communicate queries pertaining to the application.

Acceptance or rejection of responses to queries shall be communicated to the applicant.

5.3.5 GRANT OR REFUSAL OF A REVALIDATED DEVELOPMENT PERMISSION

A Revalidated Development Permission in the format prescribed in Form No. 7 shall be issued to the applicant when the Competent Authority is satisfied that the design and specification of the proposed development comply with the Development Regulations. Reasons for grant or refusal of Revalidating a Development Permission shall be communicated to the applicant.

In case of any change to the Building-unit which affects the approved layout or building blocks, Development Permission may not be revalidated. New application for Development Permission shall have to be made.

5.3.6 PENALTIES

Penalties for not complying with Regulation No. 5.3 are stipulated in Schedule 13.

5.4 COMMON PROTOCOL

For Facilitation to investor under Investment Facilitation Portal (IFP) following procedure must be adopted by competent authority where ever procedure is narrated in this document.

1. Competent Authority must made all procedure, protocols and checklist available online.
2. Application received online by competent authority and Investor Facilitation Portal.
3. Compliance at any time shall be available online on competent authority website and Investor Facilitation Portal.
4. Competent Authority must display the grant of permission or rejection or suspension online in public domain on Competent authority website and Investor Facilitation Portal at time new permission ,renewal and revalidation of application.
5. Inspected report of each time must be online on respective website and Investor Facilitation Portal by competent authority within 48 hrs.
6. Competent authority allocates the inspector randomly and it must be on computerize.
7. Integrate the payment gateway online.
8. For any development permission, if site inspection is required for different purposes, all the officers or the inspectors required, to carry out inspections shall visit jointly on a prescribed date. The competent authority shall ensure that such date of joint inspection is communicated to applicant at least three days in advance and also ensure that the inspectors carry out the inspection on specified .

6 PROCEDURE DURING CONSTRUCTION

6.1 INSPECTION OF CONSTRUCTION

6.1.1 INSPECTION OF CONSTRUCTION AT ANY TIME

All buildings for which Development Permission is required are subject to inspection by the Competent Authority and the Competent Authority reserves the right to inspect such buildings at any time during the Period of Construction without giving prior notice of its intention to do so. Owner of the Building-unit and/or any person undertaking construction shall Permission authorized officers of the Competent Authority to enter the Building-unit and inspect the building for the purpose of enforcing these Regulations.

6.1.2 INSPECTION WHERE DEVELOPMENT PERMISSION IS GRANTED

All buildings for which Development Permission has been granted shall be subject to periodic inspection by the Competent Authority during construction. It shall be the responsibility of the Owner, the Architect on Record or Engineer on Record, and the Clerk of Works on Record for the building to report commencement, progress at various stages, and completion of construction to the Competent Authority as specified in Regulation No. 6.5.

6.1.3 INSPECTION FOR FIRE SAFETY AND PROTECTION OF BUILDING UNDER CONSTRUCTION

For buildings listed in Schedule 16, the Chief Fire Officer (CFO) shall carry out inspections at appropriate intervals, to ensure that the fire protection requirements and measures for such building under construction are adequate and operational. CFO shall also satisfy himself that all elevators including fire lifts are duly tested and their test certificates are submitted to his satisfaction. If the above work is entrusted to a registered Fire Protection Consultant on Record, his reports shall be countersigned by the Chief Fire Officer.

In case of inadequacy of these Regulations, he shall issue a notice to the owner or occupier of such building directing him to rectify the shortcomings/ contraventions within a specified period. Copies of all such notices shall be endorsed by the Competent Authority also.

6.2 INFORMATION TO BE PROMINENTLY DISPLAYED ON SITE

It shall be the responsibility of the Clerk of Works on Record and the Owner to erect a notice board on the Building-unit displaying key information pertaining to the building. The notice board should be prominently visible, easily readable and should be located next to the primary access to the plot. The notice board/s should be maintained for the entire Period of Construction up to issue or grant of Building Use Permission. Failure to comply with this Regulation may result in revocation of the Development Permission. The information to be displayed is specified in Schedule 8.

6.3 DOCUMENTS AND DRAWINGS TO BE MAINTAINED ON SITE

It shall be the responsibility of the Clerk of Works on Record and the Owner for the building to keep all the documents and drawings listed in Schedule 9 on the site, at all times after

issuing Notice of Commencement of Construction to the Competent Authority up to the issue or grant of Building Use Permission. These documents should be made available to any authorised officer of the Competent Authority inspecting the site for the purpose of enforcing these Regulations. Failure to comply with this Regulation may result in revocation of the Development Permission.

6.4 REDUCING INCONVENIENCE AND ENSURING SAFETY DURING CONSTRUCTION

6.4.1 STACKING, STORING AND DISPOSAL OF BUILDING MATERIAL

It shall be the responsibility of the Clerk of Works on Record for the Building and the Owner or Developer to ensure that no building material, building equipment or building debris is stacked, stored, left or disposed off outside the Building-unit for which Development Permission has been granted, on any public street or space.

It shall be the responsibility of the Architect on Record or Engineer on Record and Clerk of Works on Record to convince the Competent Authority of adequacy of additional barricading and safety measures that shall be taken to ensure public safety and reduce public inconvenience.

6.4.2 NO DAMAGE OR UNDUE INCONVENIENCE DURING CONSTRUCTION

It shall be the responsibility of the Clerk of Works on Record and the Owner or Developer to undertake all necessary measures to ensure that no damage is caused to adjoining properties due to construction. It shall also be the responsibility of the Clerk of Works on Record and the Owner or Developer to undertake all necessary measures to ensure that no undue inconvenience is caused to the public, due to factors such as noise, dust, smell or vibrations. It shall also be the responsibility of the Clerk of Works on Record and the Owner or Developer to undertake all necessary measures to ensure that traffic is not disrupted due to construction.

6.4.3 LIABILITY FOR ENSURING SAFETY DURING CONSTRUCTION

The Owner or Developer and the Clerk of Works on Record shall be responsible for ensuring that all necessary measures for safety for all are taken on site. Grant of Development Permission, grant of Building Use Permission for part of a building, or issuing of any instructions to ensure public safety or reduce inconvenience, does not render the Competent Authority liable for any injury, damage or loss whatsoever that may be caused to any one in or around the area during the Period of Construction.

6.5 PROGRESS OF CONSTRUCTION AND INSPECTION - DEVELOPMENT PERMISSION

6.5.1 NOTICE FOR COMMENCEMENT OF CONSTRUCTION

The Owner and the Architect on Record for the building shall notify the Competent Authority their intention to commence construction at least 7 working days prior to commencing construction by filing a Notice of Commencement of Construction, in the format prescribed in

Form No. 10. Failure to notify the Competent Authority before commencing construction may result in lapse of the Development Permission.

A set of detailed working drawings including structural details based on approved building plans shall be submitted along with the Form. In the case of individual residential buildings up to G+2 on a plot not more than 500 sq.m. in size, the Competent Authority shall not enforce, on request of the owner/developer, to submit such details.

The Notice of Progress of Construction shall not be necessary in the following cases:

- (i) Alteration in Building not involving the structural part of the building.
- (ii) Extension of existing residential building on the ground floor up to maximum area of 40 sq.m.

On receipt of the Notice of Progress of Construction from the owner or developer, it shall be the duty of the Competent Authority, if found necessary, to check any deviation from the sanctioned plan and convey decision within 7 days to the owner or developer accordingly for compliance.

6.5.2 DEVELOPMENT PERMISSION MAY LAPSE IF CONSTRUCTION NOT COMMENCED ON TIME

If the Competent Authority is not informed of commencement of work on a proposed building within twelve months of grant of Development Permission, the Development Permission shall lapse. Application for revalidation of Development Permission should be made within twelve months of grant of Development Permission. The extended period shall in no case exceed three years in the aggregate that is for a total period of four years.

Procedure for obtaining a Revalidated Development Permission is specified in Regulation No 5.3.

6.5.3 COMPETENT AUTHORITY TO BE NOTIFIED OF PROGRESS OF CONSTRUCTION

The Owner or Developer and the Architect on Record or Engineer on Record shall be responsible for notifying the Competent Authority of progress of construction having been completed up to the stages stipulated in Schedule 10. Notice of Progress of Construction shall be made in the format prescribed in Form No. 11 and approved by the Persons on Record.

6.6 RISK BASED CHECKS INSPECTIONS

The competent authority shall carryout the checking of the development permission application and the site inspection based on the consequence class specified.

6.6.1 CONSEQUENCES CLASS

Any development carried out by the owner or the developer attracts risk during the design and construction. Risk is defined, in the context of construction stages, as the likelihood of non-compliance with building regulations and the potential extent of harm to current and future users of building and the environment associated with non-compliance. The competent authority can, based on the extent carry out inspections based on the consequences class.

6.6.2 PRINCIPLES OF RISK CATEGORIZATION

The different Consequences Classes is specified Table 6.1: Principles of Risk Categorization (Definition of Consequence Class)

6.6.3 CLASSIFICATION OF THE BUILDINGS & CONTROL AT THE DESIGN STAGE (DESIGN SUPERVISION LEVELS, OR DSL)

Based on the classification of the buildings specified in Table 6.2 the persons on record (POR) shall carryout the design supervision and the checks as specified in Table 6.2: Control at the Design Stage (Design Supervision Levels, or DSL)

6.6.4 DESIGN SUPERVISION LEVELS, OR DSL

The competent authority shall as carryout the inspection and other requirements as specified in Table 6.2: Control at the Design Stage (Design Supervision Levels, or DSL)

Table 6.1: Principles of Risk Categorization

Sr. No.	CONSEQUENCES	DESCRIPTION	USE AND BUILDING TYPE
1	CC1	Low consequence for loss of human life; small or negligible economic, social, or environmental consequences, developed, owned and maintained by single owner	For the following development carried out in all areas other than Seismic Zone 5: <ul style="list-style-type: none"> • Detached dwelling unit (excluding multiple units), • Farm House (excluding multiple units) • Agricultural buildings people do not normally enter (e.g., storage buildings), greenhouses
2	CC2	Low consequence for loss of human life; small or negligible economic, social, or environmental consequences, but the developer, owner or the person who may maintain may not be the same person	For the following development where the building height does not exceed 13.50 m: <ul style="list-style-type: none"> • Tenement, Semi-detached Dwelling unit, Chawls, Row • House, Pre –School, Cottage Industry, • Shop, Stall, Light Home work shop
3	CC3	Medium consequence for loss of human life; considerable economic, social, or environmental consequences	For the following development where the building height does not exceed 25.00 m: <ul style="list-style-type: none"> • Dharamshala, Apartment, Hostel, Flat, EWS Housing, Low cost housing, • Diamond Industry, Godown (non-inflammable), Whole sale Market and their ancillary uses, • Restaurant, Shopping Centre, Shopping Mall, Indoor Hospital, Service Establishment, Offices for Individuals, Corporate Offices

			<ul style="list-style-type: none"> Garden Restaurant, Garden, Party Plot
4	CC4	<p>High consequence for loss of human life; High consequences for economic, social, or environmental consequences</p>	<p>For the following development where the building height exceeding 25.00 m but up to 45 m:</p> <ul style="list-style-type: none"> Bed and Breakfast, Dharamshala, Apartment, Hostel, Flat, EWS Housing, Low cost housing, Guest House, Lodging and boarding, Serviced Apartment, Diamond Industry, <p>For the following development where the building height exceeding 13.50 m but up to 45.00 m:</p> <ul style="list-style-type: none"> Godown (non-inflammable), Small Factories, Auto Repair, Workshop/ Warehouses, Wood Workshop, Fabrication, Workshop, Public – Garage, Light/ Service Industries; Restaurant, Shopping centre, Shopping Mall, Indoor Hospital, Service Establishment, Offices, Corporate Offices, Call centres, Training /Fitness Centre, Research Centers, Clinic, Retail Shop <p>For the following development having up to 45.00 m:</p> <ul style="list-style-type: none"> Nursing Home, Maternity Home, Pathology Laboratory, Hospital, Surgical Hospital, Hospital and contagious diseases, Mental Hospital Primary/ Secondary / Higher Secondary Schools, College, Polytechnic, University Exhibition / Town / Community / Banquet Hall/ Hall, Hall, Wadi, Video Hall Shooting Range, Drive-in Cinema, Golf Convention Centre, Auditorium, Planetarium, Stadium, Museum, Exhibition Halls/ Ground, Drive-In Cinema, Clubs, Golf Course, Cinema, Facility For Water Sports, Theme/ Amusement Park, Aquarium, Zoo, Botanical Garden,

			<p>Sports</p> <ul style="list-style-type: none"> • Complex, Swimming Pool, Playfield, Camping/ Mela Ground, Cinema/ Motion Picture Hall, Theatre, Gardens, Parks, Nursery, Botanical Garden, Green House, Play Fields, Forest; Natural Reserve and Sanctuary, race track, Shooting Range, Zoo • Temples, Church, Mosque, Gurudwara, Synagogue, Upashraya, Sant Niwas • Newspaper Printing Press, Concrete Batching Plant, Stone Cutting And Polishing; Poultry Farm, Dairy, Assembly Plant, • Godown (If Inflammable), LPG Cylinder, Kerosene Depot, • Junk Yard, Warehouse, Godown, Cold Storage, Timber Mart, Steel Stockyard, Ice Factory All Industries both Hazardous/ Non-Hazardous, Textile Units, Ice Factory; • Quarrying of Stone, Quarrying of Gravel , Quarrying of Clay; Dumping of Solid Waste, • Slaughter House, Meat Processing Units, Leather Processing Units, Cold Storage • Fuel Storage, Storage of inflammable materials, Thermal Power Plant, Power Plant, Gas Plant, Storage of Hazardous Materials, Hazardous Industries, Chemical Industries. Obnoxious and Hazardous Uses, Dying House • Truck Terminal, Bus Terminal (by private enterprise),Transport Terminal for Goods and Passengers • Horticulture, Repair and Sale of agricultural equipment, Brick Kiln,Dairy Development, Fisheries, Animal Rearing and Breeding, Natural Resource and Sanctuary, Tannery, Concrete Batching Plant, Cemetery, Burial Ground, Regional Park, Way-side Shop, Agricultural Vocational Training Centre, Panjarapole, Roofing Tiles and Cement Pipes
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			<ul style="list-style-type: none"> • Dumping of Solid Waste, • Course, Ship Building or Ship Breaking, Fishing ,aqua culture Processing of fish and industry • based on it port, harbour ferry hovercraft service marine transport, Telephone microwave or other means of communication facilities, salt pans and non-polluting salt processing activity, Any Type activity not permissible as per the provision of the Environment Protection Act.1968 and Environment (Projection Rules- 1968) • Poultry Farm, Agro-based Godowns • Fair, Circus, Exhibition, Mela, Pandal • Drainage, Sanitation, Domestic Garbage • Disposal Collection, Solid Waste Transfer • Station; Pumping Station, Electricity, Purification Plant, Fire Stations. or any development activity carried out by appropriate authority for public purpose, Petrol Pump with or without service station • Public assembly, Public facilities and amenities like Health Public facilities and amenities like Transport and Communication, Public facilities • and amenities like public security, Public facilities and amenities like social welfare Recreation of any Type • Indoor Hospital, Nursing Home • All others not specified
5	CC5	<p>Very High consequence for loss of human life;</p> <p>Very High consequences for economic, social, or environmental consequences</p>	All buildings taller than 45.00 m irrespective of use

Table 6.2: Control at the Design Stage

Sr. No.	DESIGN SUPERVISION	DESIGN AND INSPECTION LEVELS CHARACTERISTICS	MINIMUM RECOMMENDED REQUIREMENTS FOR CHECKING OF CALCULATIONS, DRAWINGS AND SPECIFICATIONS	MINIMUM REQUIREMENTS FOR INSPECTION OF IMPLEMENTATIONS AND THE INSURANCE REQUIREMENTS
1	SL1 Relating to CC1	Supervision by the owner and POR	<ul style="list-style-type: none"> Self-checking: Checking performed by the person who has prepared the design Self-certification of design by the architect and the structural engineer appointed by the owner 	<p>Self-certification by the architect and the structural engineer appointed by the owner for carrying out the construction as per drawings and specifications and for which the plans are approved. The POR shall for all levels submit the reports and submission of completion plan. No inspection to be carried out by the Inspector of the competent authority and shall issue the building use permission based on the documents supplied by the owner and POR.</p> <p>The competent authority shall not insist on the insurance for the building.</p>
2	SL2 Relating to CC2	Normal supervision by the POR and the Competent Authority	<ul style="list-style-type: none"> Self-checking: Checking performed by the person who has prepared the design Self-certification of design by the architect and the structural engineer appointed by the owner 	<p>Self-certification by the architect and the structural engineer appointed by the owner for carrying out the construction as per drawings and specifications and for which the plans are approved. The POR shall for all levels submit the reports and submission of completion plan. Inspection to be carried out by the Inspector of the competent authority at the plinth level and at time when the owner makes an application for getting building use permission. The building use permission shall issue based on the inspection report and the documents supplied by</p>

				the owner and POR. The competent authority shall not insist on the insurance for the building.
3	SL3 Relating to CC3	Normal supervision by POR and the Competent Authority	<ul style="list-style-type: none"> • Checking by different persons in accordance with the procedure prescribed in these regulation no 4, 5 and 6 of these regulations • Plinth and occupancy inspection and certification by structure designer 	<p>Certification by the architect and the structural engineer appointed by the owner for carrying out the construction as per drawings and specifications and for which the plans are approved. The POR shall for all levels submit the reports and submission of completion plan.</p> <p>Inspection to be carried out by the Inspector of the competent authority at the at all levels as required in regulation no 4, 5 and 6. The building use permission shall issue based on the inspection reports and the documents supplied by the owner and POR.</p> <p>The competent authority shall ask the owner to seek insurance coverage for the building for minimum 5 years and then only issue the building use permission.</p>
4	SL4 Relating to CC4	Extended supervision	<ul style="list-style-type: none"> • Checking by different persons in accordance with the procedure prescribed in these regulation no 4, 5 and 6 of these regulations • Plinth and occupancy inspection and certification by structure designer 	<p>Certification by the architect and the structural engineer appointed by the owner for carrying out the construction as per drawings and specifications and for which the plans are approved. The POR shall for all levels submit the reports and submission of completion plan.</p> <p>Inspection to be carried out by the Inspector of the competent authority at the at all levels as required in regulation no 4, 5 and 6. The building use permission shall issue based on the inspection reports and the documents supplied by the</p>

				<p>owner and POR.</p> <p>The competent authority shall ask the owner to seek insurance coverage for the building and for the persons likely to occupy the building for minimum 15 years and then only issue the building use permission.</p>
5	SL5 Relating to CC5		<ul style="list-style-type: none"> • Checking by different persons in accordance with the procedure prescribed in these regulation no 4, 5 and 6 of these regulations. • Third party inspection as per regulation no 4.8 -Checking performed by authorized person different from that which prepared the design • Plinth and occupancy inspection and certification by POR as specified in regulation no 4,5,6 and third party checks as specified in regulation no 4.8 	<p>Certification by the architect and the structural engineer appointed by the owner for carrying out the construction as per drawings and specifications and for which the plans are approved. The POR shall for all levels submit the reports which shall be checked by the Third Party as specified in regulation no 4.8 and along with the report of the third party submit the completion plan to the competent authority. Inspection to be carried out by the Inspector of the competent authority at the at all levels as required in regulation no 4, 5 and 6. But the competent authority shall take into consideration the report of the Third part under regulation 4.8 and only than after the approval by the committee issue building use permission. The competent authority shall ask the owner to seek insurance coverage for the building and for the persons likely to occupy the building for minimum 15 years and for any other matter the committee recommends and then only issue the building use permission.</p>

7 PROCEDURE FOR OBTAINING A BUILDING USE PERMISSION

7.1 OBTAINING BUILDING USE PERMISSION

7.1.1 NOTICE OF COMPLETION OF CONSTRUCTION AND BUILDING USE PERMISSION

The Owner and the Architect on Record for the building shall be responsible for notifying the Competent Authority of completion of construction and for certifying that the construction complies with the sanctioned design and specifications. Notice of Completion of Construction and Compliance Certification shall be made in the format prescribed in Form No. 12, and shall be accompanied by documents and drawings as prescribed by the Competent Authority in Schedule 11. The format for submission of drawings, specifications and documents is specified in Schedule 4.

Subsequent to notifying the Competent Authority about the completion of construction in compliance to the regulations, application for Building Use Permission may be made to the Competent Authority in the format stipulated in Form No. 13.

7.1.2 FEES

Building Use Permission Fees shall be determined by the Competent Authority and are listed in Schedule 13. It shall be the responsibility of the Owner to deposit Building Use Permission Fees with the Competent Authority along with the Application for Obtaining a Building Use Permission.

7.1.3 FINAL INSPECTION

Following receipt of the Notice of Completion of Construction and Compliance Certification, the Competent Authority shall undertake final inspection of construction for ensuring compliance to sanctioned design, specifications and other aspects of the building as stated in Schedule 15. The Competent Authority shall inform the applicant within 21 days of receipt of Notice of Completion of Construction.

If, on inspection, the Competent Authority is satisfied that the construction of the building complies with the sanctioned design and specifications, it shall grant a Building Use Permission.

If the construction is found not to comply with sanctioned design and specifications, the Competent Authority shall communicate queries regarding the construction and/or directions to ensure compliance to the Owner and the Architect on Record or Engineer on Record. Failure to comply with directions, as may be issued by the Competent Authority, may result in revocation of the Development Permission. The Architect on Record or Engineer on Record shall respond to queries and notify the Competent Authority of having undertaken compliant modifications.

7.1.4 GRANT/ REFUSAL OF BUILDING USE PERMISSION

The final inspection of the work and communication of the decision about the grant of the Building Use Permission shall be made by the concerned Competent Authority within 21 days from the date of receipt of Notice of Completion of Construction and Compliance Certification. If the Competent Authority is satisfied that the construction of the building complies with the sanctioned design and specifications and other requirements as per Schedule 15, it shall grant a

Building Use Permission in the format stipulated in Form No. 14. Reasons for grant/refusal of Building Use Permission shall be communicated to the applicant.

In cases where the building construction is as per regulations but the Owner of the adjoining building or Chairman/Secretary of the Cooperative Society are not giving consent at the time of Building Use permission, the Competent Authority may issue permission after giving opportunity of hearing to the Owner of the adjoining Building or Chairman/Secretary of the Cooperative Society considering the merits and demerits of individual case.

7.1.5 PENALTIES

Penalties for not complying with Regulation No. 7.1 are stipulated in Schedule 13.

7.2 OBTAINING PERMISSION TO CHANGE SANCTIONED USE OF BUILDING

7.2.1 APPLICATION

Application for obtaining Permission to Change Sanctioned Use of Building shall be made by the Owner, for which a change in use is proposed and the Persons on Record, in the format prescribed in Form No. 13.

7.2.2 DRAWINGS, SPECIFICATIONS AND DOCUMENTS

Drawings, specifications and documents to be submitted along with Application for Permission to Change Sanctioned Use of Building are listed in Schedule 11. The format for submission of drawings, specifications and documents is specified in Schedule 4 and Schedule 15.

7.2.3 FEES

Fees and other charges for obtaining Permission to Change Sanctioned Use of Building are listed in Schedule 13.

7.2.4 SCRUTINY OF APPLICATION

The Competent Authority shall undertake scrutiny of the Application to Change Sanctioned Use of Building. Lack of compliance with Development Regulations and/or queries pertaining to the application shall be communicated. Acceptance or rejection of compliant modifications in the application and responses to queries shall be communicated.

7.2.5 GRANT / REFUSAL OF PERMISSION TO CHANGE SANCTIONED USE OF BUILDING

A permission to Change Sanctioned Use of Building shall be issued to the applicant when the Competent Authority is satisfied that the proposed change of use of the building complies with these Regulations. Reasons for rejection of application shall be communicated.

7.2.6 PENALTIES

Penalties for not complying with Regulations No. 7.2 are stipulated in Schedule 13.

8 DEVELOPMENT IN GANTAL AREA

This zone constitutes of Gantals as defined and notified in survey and settlement records. Gantal does not include new Gantal and city survey areas. Gantal has a traditional, organic character and compact development. This zone is identified to conserve this traditional character. It consists of Gantal area as well as city survey ward no 1 to 12 of Surat Walled City area.

This Zone includes, areas as shown in Development Plan with primarily intended use as Residential.

8.1 PERMISSIBLE USES

Refer use zone table (Chapter 29)

8.2 MINIMUM AREA OF A BUILDING UNIT

1. Minimum area of a Building-unit shall be 18 sq.m. with no side less than 3.00 m in width.
2. Amalgamation shall be permitted and in such cases 10% of the land shall be kept open on the road side, provided amalgamation is permissible under relevant laws in force and not violative of the Act and the Stamp Duty Act, etc.

Plot less than 18 sq.m. in area allotted by SMC or government agencies before coming into force of this regulations shall be considered as minimum plot for the purpose of this provision.

8.3 SET BACK

The Set back of 3.00 m from central line of existing street shall be provided where regular line of street is not prescribed.

NOTE

1. The land left open as set back shall be deemed to be part of the street.
2. No set back shall be required for the building unit of area up to 100 sq.m.
3. The competent authority shall permit the F.S.I of any plot or a building unit on the basis of its original area, if the owner of such a land is prepared to release the effected land by road widening or for construction of new road without claiming any compensation thereof.

8.4 PERMISSIBLE GROUND COVERAGE

Table 8.1: Permissible Ground Coverage in Gantal

Sr. No.	BUILDING UNIT (sq. m.)	MAXIMUM PERMISSIBLE
1	Up to 90	75%
2	90 to 150	65% or 67.5 sq.m., whichever is more
3	150 to 1500	50% or 90 sq.m., whichever is more
4	1500 & above	45%

8.5 BUILDING HEIGHT

1. The maximum permissible building height shall be regulated according to the width of the road on which it abuts and as prescribed below:

Table 8.2: Maximum Permissible Building Height In Gamtal

Sr. No.	ROAD WIDTH (m)	MAXIMUM PERMISSIBLE BUILDING HEIGHT (m)
1	Up to 7.50 m	Twice the width of the abutting road or open space
2	Above 7.50 m and up to 12.00 m	15.00
3	12.00 m and above	25.00

2. For Building-units abutting a khadki, chowk, fadia, alley or cul-de-sac, the maximum permissible Building Height shall be regulated as per the width of the road leading to such khadki, chowk, fadia, alley or cul-de-sac as mentioned in table above.

8.6 OPEN-TO-SKY SPACE

Open-to-sky space shall be provided for natural light and ventilation in conformity with the following Regulations. The location and dimensions of the open space shall be based on the dimensions of the Building-unit and the proposed building height, whichever is higher shall be applicable.

8.6.1 REGULATION BASED ON BUILDING DIMENSIONS

1. For any Building having depth of 9.00 m or more from its front open space, an open-to-sky space with area of 5.60 sq.m. with no side less than 1.80 m at plinth level shall be provided for every 9.00 m depth. If the width of the Building is up to 4.50 m, then the size of this open to sky space shall be 3 sq.m. with no side less than 1.50 m.

2. If the depth of the Building does not exceed 18.00 m and has openings at least on two sides over a street or open to sky space of 2.40 m or more in width, then above provision shall not be applicable.

3. In case additional open-to-sky space is provided beyond the minimum requirements, it shall be counted towards the computation of the F.S.I.

8.6.2 REGULATION BASED ON BUILDING HEIGHT

1. Minimum width of any interior open-to-sky space, which is used for light and ventilation of the room, shall be regulated on the basis of the building height as per as per table below:

Table 8.3: Minimum Width Of Interior Open-To-Sky Space In Gamtal

Sr. No.	BUILDING HEIGHT (m)	MINIMUM WIDTH (m)
1	Up to 10m	3.00
2	Above 10 m and up to 15 m	3.00
3	Above 15 m	4.00

2. This open-to-sky space shall be provided at the level at which the light or ventilation is borrowed.

3. For the purpose of the above Regulations, the depth of the room shall not be more than three times the width of the room which abuts on the air space.

8.6.3 GENERAL REQUIREMENT FOR OPEN-TO-SKY SPACE

1. Every exterior or interior, open space shall be kept free from any erection thereon and shall be kept open to sky with suitable and sufficient access.

2. No open drain except for rain water shall be constructed in any open space required by these Regulations.

3. Every such interior or exterior open air space, unless the latter is a street, shall be maintained for the benefit of such building exclusively and shall be entirely within the owner's own premises.

4. No construction work on a building shall be allowed if such work operates to reduce an open air space of any other adjoining building belonging to the same owner to an extent less than what is prescribed by any of these Regulations in force at the time of the proposed work to further reduce such open space if it is already less than what is prescribed.

5. Every open space, whether exterior or interior, provided in pursuance of any Regulation, or under an agreement lodged with the Authority shall be paved and be always kept free from any erection thereon and open to the sky, except 23.00 cm cornice or 30.00 cm eave or grill with opening not less than 8.00 cm X 8.00 cm. No weather shade or other protection shall overhang or project over the said open space or over a side set-back so as to reduce the width to less than the minimum provided under these Regulations. No open drain except for rain-water shall be free structure in any open space required by these Regulations.

6. Opening for ventilation shall open into an open to sky space with minimum dimension of 0.90 m X 0.90 m.

8.7 COMMON PLOT

Common plot shall be required for building units of area 2000 sq.m. or more at the rate of 10% of the area of building unit.

8.7.1 GENERAL REQUIREMENTS

General requirements for common plot shall be as provided in regulation no 10.

8.8 PARKING

1. Parking spaces for vehicles shall be provided within the Building-unit for every new Building and /or extension in existing building constructed for the first use and /or when the use of old building is changed to any of the uses mentioned in Planning Regulation 29.

2. For Building-unit with area less than 60 sq.m., parking shall not be required. For Building-units with area more than 30 sq.m., parking shall be provided as per Planning Regulation 16..

3. In case it is not feasible to provide the required parking as per Regulations due to any constraint, the Competent Authority may levy fees for such deficit parking. This fee shall be decided by the Competent Authority and revised from time to time.

8.9 BASEMENT

1. No basement shall be permitted within required set back area.
2. All-round margin of 1.00 m shall have to be kept from adjoining property for construction of basement.
3. Basement shall be allowed for parking if the area of Building-unit is more than 600 sq.m.
4. For Building-units with area more than 1500 sq.m., basement shall be allowed for parking at two levels.

8.10 FLOOR SPACE INDEX

The maximum permissible F.S.I. of a building unit shall be 2.

8.10.1 RELAXATION IN F.S.I.

In case of Building-units affected by road widening or construction of new road, the owner may claim compensation or F.S.I. from the Competent Authority for the surrendered land. In case of FSI, the Competent Authority shall permit the FSI of any such land / plot or Building-unit on the basis of the original boundary of the Building Unit. This is subject to conformity with all other requirements mentioned in these Regulations as per the new boundary. Before securing Development Permission on any such Building-units, owner shall have to surrender the affected land.

8.11 ADDITION TO EXISTING STRUCTURE

1. The addition shall comply with all Regulations for construction of a new building.
2. No addition or extension to a building shall be allowed unless the addition or extension is such as would be permissible if the whole building were reconstructed from the plinth with the open spaces required under the Regulations applicable to the site of the building at the time of the proposed addition or extension.
3. No addition or extension to a building shall be allowed which would diminish the minimum extent of open air space which is required by the Regulations applicable to the site of the building at the time of the proposed addition or extension.

8.12 PLINTH

Minimum plinth height of 0.45 m from ground level shall be provided.

8.13 PROJECTIONS ON SET BACKS

8.13.1 WEATHER SHED

In any marginal open space, weather sheds projections shall be permitted up to 0.60 m at the height of 2.00 m and above from the floor level. However, it shall not be allowed to be covered in any case so as to add to the usable floor area.

8.13.2 DOOR/WINDOW SHUTTERS AND STEPS

1. No shutters of any doors or windows of any building shall be allowed to open on the street.

2. Projections of steps shall not be permitted on set-backs, streets or roads.

9 DEVELOPMENT IN AREAS OTHER THAN GAMTAL

9.1 PERMISSIBLE USES

Refer use zone table (Chapter 29)

9.1.1 USES PERMISSIBLE FOR COMMERCIAL DEVELOPMENT

Table 9.1: Uses Permissible For Commercial Development in Areas Other than Gamtal

Sr.No.	ROAD WIDTH	FLOOR
1	9 m and less than 12 m	Only Ground Floor
2	12 m and less than 18 m	Ground And First Floor
3	18 m & above	All Floors

9.2 USES NOT PERMISSIBLE

The development shall be regulated according to the width of the road on which it abuts subject to use zone table as follows:

Table 9.2: Uses Not Permissible For Commercial Development in Areas Other than Gamtal

Sr. No.	ROAD WIDTH	USES NOT PERMISSIBLE
1	18 m & above	All educational institutions up to SSCE level
2	12m and less than 18 m	(1) High rise buildings, Cinema Hall, Meeting/ Community/ Lecture/ Town hall, Auditorium, Petrol Pump, Public establishments, Starred- hotels, College, Technical institutes, General hospital, Polyclinic
3	9 m and less than 12 m	All uses mentioned in (b) above and building with more than 13 m height (Excluding hollow plinth)
4	less than 9 m	All uses mentioned in (c) above and building with more than 10m height. Apartments/Flat type building. (Excluding hollow plinth)

NOTE

Provided that these regulations shall not be applicable for authorised existing uses prior to these regulations.

9.3 MINIMUM AREA OF BUILDING UNIT

9.3.1 AREA AND DIMENSION OF A BUILDING-UNIT

1. Minimum area of a Building-unit shall be 100 sq.m.
2. No side of the Building-unit shall be less than 9.00 m.

3. The ratio of width to the depth of the Building-unit shall not be more than 2.
4. The above condition of the ratio is not applicable if the smallest side of the Building-unit is 10.50 m or more in length and building units allocated under TP Scheme prior to this regulation.
5. Amalgamation of Building-unit abutting on a road with width equal or more than 18.00 m, shall be permitted if depth of the Building-unit shall not exceed three times the frontage of the Building-unit abutting on road.

Table 9.3: Minimum Area Of Building Unit In Areas Other Than Gamtal

Sr. No.	BUILDING USE	MINIMUM AREA OF BUILDING UNIT (sq.m.)
1	High Rise Building	1500 Frontage of the plot shall not be less than 15 m
2	Primary school and High School	1500
3	Educational institute, community hall, marriage hall, Town hall, Assembly hall (All types of hall), cinema, theatre	2000
4	Fuelling station without service station	1000
5	Fuelling station with service station	2000
6	Religious places	500 (maximum built-up area shall not be more than 20% of the building unit area)

9.4 FLOOR SPACE INDEX(F.S.I)

9.4.1 PERMISSIBLE F.S.I.

- (a) The maximum permissible Floor Space Index of a building unit shall be as under:

Table 9.4: Permissible F.S.I. In Areas

Sr. No.	USE ZONE	MAXIMUM PERMISSIBLE BUILT-UP	MAXIMUM PERMISSIBLE F.S.I.	REMARKS
1.	Residential	As per regulation No. 9.5.1.2	As per regulation No. 9.5.1.3	
2.	Natural Growth of Village (Gamtal Extension)	As per regulation No. 9.5.1.2	As per regulation No. 9.5.1.3	Ground floor plus two upper floors or 10.00 m height whichever is less. Parking in hollow plinth should not be counted towards height.
3.	Commercial Zone	45% (low rise building) 30% (high rise buildings)	As per regulation No. 9.5.1.3	
4.	Industrial	50%	As per regulation No. 9.5.1.3	
5.	Starred hotels on 18.00 m and above road	45% Low rise 30% High rise		

Additional FSI may be permitted on payment of an amount towards additional infrastructure charges at the rate decided by the Appropriate authority from time to time.

9.4.2 MAXIMUM PERMISSIBLE HEIGHT

The maximum height of any building should be 70.00 m from the plot level to the top of the building, except parapet not exceeding 1.50 m in height subject to other regulations.

NOTE

Height of the genuine lift room shall be counted towards the building height.

9.4.2.1 MAXIMUM PERMISSIBLE HEIGHT ACCORDING ROAD WIDTH

Table 9.5: Maximum Permissible Building Height In Areas Other Than Gamtal

Sr. No.	ROAD WIDTH (m)	MAXIMUM PERMISSIBLE BUILDING HEIGHT (m)
1	less than 9 m	10.00
2	9 m and less than 12 m	15.00
3	12 m and less than 18 m	25.00
4	18 m and less than 45 m	45.00
5	45 m and above	70.00

NOTE

Height more than 40.00 m shall be permitted on payment of the charges decided by the Competent Authority.

9.4.3 RELAXATION IN FSI

In case of Building-units affected by road widening or construction of new road, if the owner has already given the amenity space for public purpose, and comes for development permission again, in that case the owner may get F.S.I. from the Competent Authority for the surrendered land.

Before securing revised Development Permission on any such Building-units, owner shall have to surrender the affected land.

9.5 MARGIN AND MAXIMUM BUILT-UP AREA**9.5.1 RESIDENTIAL AND COMMERCIAL USE****9.5.1.1**

The margins for all uses except for industrial building and special structures shall be as under:

Table 9.6: Road Side Margins In Areas Other Than Gamtal

WIDTH OF PROPOSED ROADS (m)	MINIMUM ROAD SIDE MARGIN(m)	REMARKS
Road up to 9 m and less	3.00	(1)For the existing built up area the margins requirement may be relaxed on merits of individual case subject to other regulations.
More than 9 m and up to 12 m	4.50	
More than 12 m and up to 18 m	6.00	
More than 18 m and up to 40 m	7.50	
More than 40 m	9.00	(2) Minimum side Margin shall be provided as per regulation no. 9.5.1.2.

9.5.1.2

The minimum side (other than road side) margins and maximum built-up area on any floor for all uses except for industrial building and special structure shall be as under:

Table 9.7: Margins Other Than Road Side In Areas Other Than Gamtal

Sr.No.	PLOT SIZE	MARGIN OTHER THAN ROAD SIDE	MAXIMUM BUILT-UP AREA ON ANY FLOOR
1	up to 150 sq.m.	2.25 m (any one side)	60%
2	Above 150 sq.m. and up to 250 sq.m.	2.50 m (rear side) and 1.50 m (any one side)	50% or 90 sq.m. whichever is more
3	Above 250 sq.m.	3.00 m in all sides except road side subject to these regulations as the case may be	45 % or 150 sq.m. whichever is more
4	For high-rise building	0.20 H or 6.00 m, whichever is more on remaining sides	30%

9.5.1.3 MAXIMUM PERMISSIBLE F.S.I.

Table 9.8: Maximum Permissible F.S.I.

Sr.No.	USE ZONE	BASE F.S.I.	CHARGABLE F.S.I.	MAXIMUM PERMISSIBLE F.S.I.	CONDITIONS
1	Residential Zone as per DP-2004	1.8	0.45	2.25	Road width \geq 18 m
			0.9	2.7	Road width \geq 30 m
2	Proposed Residential Zone	0.6	1.2	1.8	Road width \geq 18 m
3	Residential Zone ORR (90 m)	0.6	3.4	4.0	
4	Residential Gamtal	2.0	Nil	2.0	
5	Residential Gamtal Extension	1.2	Nil	1.2	
6	Commercial Zone	1.8	0.45	2.25	Road width \geq 18 m
			0.9	2.7	Road width \geq 30 m
7	Industrial Zone-General	1.0	0.5	1.5	
8	Industrial Zone (Obnoxious and Hazardous)	1.0	Nil	1.0	
9	Institutional zone	1.2	1.3	2.5	
10	Recreational	0.15	Nil	0.15	
11	Agriculture	0.15	Nil	0.15	
12	Logistics Zone	1.0	0.5	1.5	
13	Affordable Housing	As per UDD Guidelines			

NOTE

1. F.S.I. Permissible shall be considered as per building use and not as per use zone.
2. Industries shifted from the city area shall be allowed F.S.I. of 1.8 at its original place in conformity with the special policy to be framed by the Competent Authority in this regard.

9.5.1.4 LOW RISE BUILDINGS

In case of Low rise building for commercial and mixed development the margins and ground coverage shall be as under:

- (a) Maximum 50% built up area of proposed ground floor shall be permitted in mixed development subject to these regulations.
- (b) In case of sub division / Sub plotting of Survey no / Final Plot / Block No, the area of sub divided building unit is up to 250 sq.m., minimum 3.00 m margin shall be required along the boundary of Survey No / Final Plot / Block No and Boundary of sub divided building unit as the case may be.

(c) There shall be minimum 6.00 m clear distance between two detached low rise building/structure.

9.5.1.5 HIGH RISE BUILDINGS

In the case of building units to be developed with one or more high rise buildings, the minimum margins and open space above the ground level and between the buildings shall be provided as under:

(a) margin on road side shall be 0.30 H. or 6.00 m, whichever is more.

(b) Margin other than road side shall be 0.20 H. or 6.00 m, whichever is more.

(c) Margin between two building shall be two times the margins required on remaining side as mentioned above.

EXPLANATION

In the above regulations 'H' shall mean height of the building which shall be measured from the plot level to the highest point in the building. Provided that the height of the genuine stair- cabin, lift well, water tank and lift cabin shall not be taken into consideration in determining the total height of the building provided that the height of each, does not exceed 2.4 m. The maximum height of the parapet shall be 1.50 m and it shall also not be computed towards the height of the building.

NOTE

In case of more than one semi detached high rise building, the length of common wall between any two buildings shall not be less than 50% of maximum width of the building parallel to common wall (any high rise building) joining together. Otherwise, it shall be treated as detached high rise building for the purpose of computing the margins.

9.5.2 FOR INDUSTRIAL USE

Maximum permissible built-up area on any floor including the ground floor shall be 50% of the plot area.

1. There shall be clear minimum distance of 6.00 m between two detached structures for plots of more than 1000 sq.m. and 4.50 m for plots measuring up to 1000 sq.m.

2. 6.00 m clear minimum margins shall be kept along the periphery of the plot used for industrial use like mills, godown, warehouses, service station with petrol pumps, motor repair garage and a building unit of 1000 sq.mts. or more to be used for industrial use. For building units less than 1000 Sq.m. used for industrial use, the minimum margins shall be 4.50 m.

However, the minimum roadside margin on roads 18.00 m wide and above shall not be less than the margin prescribed in regulation No 9.5.

9.5.3 PERMISSIBLE BUILT UP AREA IN MARGIN

Ancillary uses such as W.C., bathroom, servant quarter, and parking garage shall be permitted in one of the corners of a rear marginal space of an individual or semidetached residential building unit (except ownership flats /tenements) subject to following conditions:

1. The maximum permissible area of construction shall be 16.50 sq.m. may be allowed for servant's quarter, bath-room W.C. or closed parking having maximum dimensions 5.50 m x 3.00 m.
 2. The maximum height of construction shall be 3.00 m with maximum plinth of 30.00 cm.
 3. No First floor shall be permitted over such a construction.
 4. It shall be exclusively used for the use of common utilities of the occupants use such as any residential use such as W.C., bath room, servant quarters and for parking garage etc.
 5. It shall be considered towards calculation of maximum permissible built-up area and floor space index of the building unit.
 6. The location of the said construction can be alternatively permitted from the rear corner up to a maximum distance of half the length of the side.
 7. Openings of doors, windows and any type of projections shall not be permitted overlooking adjoining property. The slope of the roof of such structure shall be towards the inner side of the same building unit and away from the adjoining building unit.
 8. Underground water tank a surface water tank up to 1.50 m in height from ground level, well a tube well and a pump-room as directed by appropriate authority with maximum size of 1.50 m x 1.50 m with a height not more than 1.80 m and electric sub-station according to the norms of D.G.V.C.L., Torrent Power or any other electricity supplying company shall be permitted in margin of a building unit.
- Provided that the sub-station shall be permitted above ramp leading to cellar after keeping require head way.
9. In case of industrial use, construction of security room to the extent of 15 Sq.m. shall be permitted (including transformer room, meter room and toilet).
 10. In case of other industrial use; sub-station, transformer room and metre room shall have to be provided as per the norms of D.G.V.C.L., Torrent Power or any other electricity supplying company.

9.5.4 RESTRICTION ON DEVELOPMENT IN MARGIN

1. The marginal open spaces as provided in the above sub-clauses shall be kept permanently open at ground level and they shall not be used for stocking materials or loose articles for the purpose of trade or otherwise nor shall they be used for putting up fixed or movable platforms, over hanging or any other encroachments of any kind.

2. Decorative advertisements boards or neon sign boards may be permitted in 4.50 m margin of a building unit abutting on roads having width of 18.00 m or more with prior permission of the Competent Authority and such approval shall be given for a maximum period of three years.
3. The sunk-in-lower ground floor or semi-basement or basement shall not be provided in marginal space.
4. The boundary of the plot shall have to be demarcated by at least 0.60m parapet/compound wall/railing, which shall not exceed 2.00 m.
5. The plot level may be permitted to be raised up to plinth level in cases of Building Units other than tenement buildings, ownership tenement flats, industrial and commercial units.
6. Security cabin with maximum size of 2.00 m X 2.00 m and a height not more than 2.40 m shall be permitted in the roadside margin.
7. 0.60 m architectural projection shall be permitted in margins, which shall not be an extension of the slab & shall not be used for habitable purpose.

9.5.6 PROJECTIONS IN MARGINS

1. In any marginal open space, weather sheds projections shall be permitted up to 0.60 m at the height of 2.00 m from the floor level but not in continuation with floor slab. However it shall not be allowed to be covered in any case so as to add to the usable floor area.
2. In case of detached and semi-detached residential dwelling building unit, 1.00 m wide open cantilever stair with maximum 2.00 m landing space at floor level shall be permitted in the 3.00 m and above marginal space except road side margin.

9.5.7 MARGINS FROM COMMON PLOT

1. 3.00 m shall be required in case of low rise building.
2. 6.00 m shall be required in case of high-rise building.
3. In any marginal open space, weather sheds projections shall be permitted up to 0.60 m at the height of 2.00 m from the floor level but not in continuation with floor slab. However it shall not be allowed to be covered in any case so as to add to the usable floor area.
4. In case of detached and semi-detached residential dwelling building unit, 1.00 m wide open cantilever stair with maximum 2.00 m landing space at floor level shall be permitted in the 3.00 m and above marginal space except road side margin.

9.6 OPEN SPACE

9.6.1 OPEN AIR SPACE

The minimum width of smaller side of any interior open air space / chowk, which is used for light or ventilation of the rooms, shall not be less than

(a) for low rise building 1.80 m and

(b) for high rise building 3.00 m

The open air space / chowk shall be provided at the level at which the light or ventilation is borrowed.

9.6.2 WATER CLOSET AND BATHROOM

In case of water closet, bath room and sanitary blocks, the open air space shall be provided as under:

At least one of the walls of a water closet or bath room or sanitary block shall have a opening of minimum 0.25 sq.m. upon a minimum 0.90 m wide open space or upon a verandah not less than 1.50 m wide opening to air on one side.

9.6.3 OPEN SPACE TO BE OPEN TO SKY

Every open space whether exterior or interior, provided in pursuance of any regulations, bye- laws or under an agreement lodged with the Competent Authority shall be kept free from any erection thereon and shall be kept open to sky. Every such open space or chowk shall have suitable and sufficient access. No open drain, except for rain water, shall be constructed in any open space required by these regulations.

No construction work of a building shall be allowed if such work operates to reduce an open air space of any other adjoining building belonging to the same owner to an extent less than what is prescribed by any of these regulations in force at the time of the proposed work to further reduce such open space if it is already less than what is prescribed.

9.7 COMMON PLOT

9.7.1. MINIMUM AREA OF COMMON PLOT

Common Plot is required for Building-units of area 2000 sq.m. or more in all zones other than agriculture zone as per following Regulations:

Table 9.9: Minimum Area Of Common Plot In Areas Other Than Gamtal

Sr. No.	USE	AREA OF THE BUILDING-UNIT	MINIMUM REQUIRED AREA OF COMMON PLOT
1	Residential, Commercial	2,000 sq.m. or more	10% of the area of Building-unit
2	Industrial, Logistic	Up to 5,000 sq.m.	-
		Above 5,000 sq.m. and up to 20,000 sq.m.	8% of the area of Building-unit
		20,000 sq.m. and above	1,600 sq.m. + 5% of the

			area exceeding 20,000 sq.m.
3	Any Other Use	2,000 sq.m. or more	20% of the Building-unit area or 200 sq.m., whichever is more

NOTE

1. Common plot shall be provided in high-rise buildings irrespective of area of the building unit at the rate of 10% of area of building unit or 225 sq.m., whichever is more.
2. If more than one Common Plot is proposed, then cumulative permissible built-up area may be proposed in any Common Plot.

9.7.2 GENERAL REQUIREMENTS FOR COMMON PLOT

1. The Common Plot area shall be exclusive of approaches.
2. The area of the Common Plot may be sub divided such that the minimum area of the Common Plot shall be 225 sq.m., with no sides less than 10.5 m.
3. Angle between adjacent sides of the Common Plot shall be 60 degrees or more.
4. No construction shall be permissible in the Common Plot except Electric substation, Transformer room, Auxiliary power generator, Box-type transformer, section feeder pillar, meter room, over and underground water tank and pump room, security cabin, Community/ Society common amenities shall be allowed to be constructed in the Common Plot subject to the following requirements:
 - (a) Maximum Ground Coverage of 15% of the respective Common Plot.
Provided that if the Common Plot is used for Government owned and operated Anganwadi or Sub-centre, 30% ground coverage shall be allowed.
 - (b) Maximum Height of construction shall be 7.50 m from the level of the Building Unit except in the case of overhead water tank, where more height may be permitted.
 - (c) Community/ Society common facility shall be permitted on a Common Plot. The area of this Community/Society common facility shall be considered towards computation of F.S.I. of the Building Unit.
 - (d) Such a building shall be required to maintain the minimum margin requirements between buildings with respect to the adjacent buildings and Road Side Margins.
5. In case of Residential Use, 50% of the Common Plot may be allowed to be used as parking space including drive way and aisles. Parking in common plot shall be permitted in roadside margin after leaving minimum 1.50 m from the Building unit boundary. This minimum 1.50 m shall be utilised for shade giving trees and plantation purpose.
6. In case of 'All other uses except Residential Use', complete area of the Common Plot may be allowed to be used as parking space including driveway and aisles. Such parking shall be permitted in

road-side margin after leaving minimum 1.50 m from the building-unit boundary. This minimum 1.50 m shall be utilised for shade giving trees and plantation purpose.

7. In cases where layout or subdivision of Building Unit is sanctioned with provision of required Common Plot, Common Plot shall not be insisted in case of sub-division of such sub-divided new Building-unit and / or amalgamation of such sub-plots and / or further development of such sub-divided new Building-unit irrespective of its area.

8. The Owner shall be required to give an undertaking that the Common Plot shall be used exclusively for the residents / occupants of the Building-unit. On sanction of the Development Permission, the Common Plot shall deem to have vested in the society/ association of the residents/ occupants. The Common Plot shall not be sold to any other person.

9. For a Building-unit having area of 10,000 sq.m. or more an additional 6% area of the Building-unit shall be provided for thick plantation. This area shall be exclusive of the margins and Common Plot. The area demarcated for this shall have a minimum dimension of 1.50 m.

10. Common Plot shall not be allowed within Atrium or any covered space.

9.8 BASEMENT

In a Building-unit, the Basement shall be permitted on the following conditions.

9.8.1 MARGINS

1. No Basement shall be permitted in the required Road side marginal space.
2. The side and rear side margins for the basement shall be 3.00 m from the Building-unit/Plot boundary. A combined shared basement parking shall be permitted using full marginal space other than road side margin of building unit with the consent of the adjoining building unit owner for new development.
3. Basement shall be permitted under common plot, internal road and internal marginal space for exclusive use of parking only.

9.8.2 EXTENT OF BASEMENT

1. Basement shall not be allowed for the purpose of parking for Building-units with area less than 600 sq.m.
2. Basement is permitted, irrespective of size, for all other permissible uses other than parking at only one level. This area shall be counted towards F.S.I.
3. Basement may be permitted at more levels as per required parking.

9.8.3 HEIGHT OF BASEMENT

Maximum Height of the Basement shall be 3.80 m and minimum height shall be 2.80 m from finished basement floor level to finished upper level.

9.8.4 PERMISSIBLE USES IN BASEMENT

1. Permitted uses in Basement are: parking, safe deposit vault, A.C. Plant, storage other than explosives and inflammable material, Sewage Treatment Plant.
2. No habitable use shall be permitted in the basement.
3. Permitted uses in Basement of a Hospital Building: Radiation producing device, Radiation Therapy Room, MRI or X-Ray room.
4. Adequate ventilation and drainage shall have to be provided in the basement areas.

9.8.5 SERVICES

No water connection or drainage connection shall be permitted in the Basement. In no case shall connection with normal drainage line be provided in the Basement.

9.8.6 RAMPS

9.8.6.1 RAMPS FOR PEDESTRIANS

- (a) **General:** The provisions applicable to stairway shall generally apply to ramps. A ramp in a hospital shall not be less than 2.25 m wide in addition to satisfy the fire fighting requirements.
- (b) **Slope:** A ramp shall have slope of not more than 1:10, it shall be of non-slippery material.
- (c) **Handrail:** A handrail shall be provided on both the sides of the ramp.

9.8.6.2 RAMPS FOR HANDICAPPED PEOPLE

The provision of the ramp with a handrail to every public building on ground floor only as compulsory for handicapped people, as per the revised National Building Code.

9.8.6.3 RAMP FOR BASEMENT OR STORIED PARKING

For parking spaces in a basement and upper at least two ramps of adequate width and slope shall be provided preferably at the opposite and such ramps may be permitted in the side and rear marginal open spaces, after leaving sufficient space for movement of fire-fighting equipments.

9.9 AMENITY SPACE

1. For development in confirmation with zoning, where the Town Planning Scheme is not declared, the Competent Authority shall enforce owners/applicant to contribute land admeasuring up to 40% in aggregate of its plot/Building-unit to the Competent Authority for providing roads, public purpose and multipurpose activities.
2. The competent authority shall plan for proper access, circulation and mobility in the area, prepare a road network plan, which shall synchronize with any, existing road or development plan.
3. The above contributed land shall be adjusted by preparing TPS.
4. The Public Purpose Land shall be used irrespective of the zones or road width.

9.10 DEVELOPMENT ON OPEN SPACE PLOTS

1. 20% of the area of the “Open Space Plots” provided under TP Schemes may be utilised for the construction with required margins for the common/institutional/community uses. Such construction shall be permitted with basement, ground floor or a floor on hollow plinth.

2. In case the building is on hollow plinth, in addition to the stair cabins and ramps, 5% of the total permissible built-up area of this plot shall be allowed to be built-upon for the construction for store room, security cabin, toilet etc. at the ground level. The rest of the “Open Space Plot” shall be left to open to sky.

9.11 DEVELOPMENT OF LARGE SCALE INDUSTRIES OR INDUSTRIAL PARK

The industrial development in the land above 40 ha area or the industrial park approved by the Government may be permitted in the industrial zone. The layout shall provide open spaces and margins as prescribed above and must provide for Parking, Logistics area, Security Areas and for other Ancillary activities.

Following shall be permissible in common plot to the extent of 30% of the ground coverage free from F.S.I.:

- Electric Sub-station
- Logistic handling station (Open to Sky)
- Parking
- Utility Corridors
- Sewage Treatment Plants
- Solid Waste Management Sites

The natural gradient of the land in which development is proposed, shall have to be maintained.

Any natural drain(khadi, kotar/ traditional water outlet) passing through the site shall be kept open or adequate underground drainage for all basin water shall be provided in such layout plan.

9.12 ROW TYPE BUILDINGS

1. The minimum area of plot on which row houses are to be constructed shall be 1000 sq.m.

2. The minimum length of common wall between the two adjacent row houses shall be 50% of the depth of the row house.

3. The minimum size of an individual sub-plot of a row house shall be 40 sq.m. Maximum permissible built up area shall not exceed 60% of an individual sub plot and the minimum width of the plot shall not be less than 3.00 m.

4. Minimum margin in the front shall be 2.00 m and rear margin shall be 2.50 m. The end plot in a row house shall also have minimum side margin of 2.00 m on the side abutting on road.

5. 5.00m wide space open to sky shall be provided at the interval of 50.00 m length.

6. Such row houses shall be ground + two floors structures with a maximum height of 10.0 m. In case of hollow plinth provided at ground floor for parking the height shall be considered from the

top of hollow plinth. A stair cabin, cover for internal courtyard, water tank will be allowed to project beyond this.

7. Requirement for common plot shall be regulated as per the provision of 9.7 irrespective of number of row houses to be developed.

8. The width of internal approaches/road for such development shall be regulated as under:

Table 9.10: Width of Internal Approaches in Areas Other Than Gamtal

Sr. No.	LENGTH OF THE ROAD (m)	MINIMUM WIDTH OF THE ROAD (m)
1	Up to 75	7.50
2	76 to 150	9.00
3	151 to 300	10.50
4	301 to 450	12.00
5	More than 450	15.00

While determining the width of the road, the length of the road up to the intersection of the road shall only be taken into consideration and the length of the road beyond the intersection shall not be clubbed.

10. In case of row type industrial layout, the maximum length shall be 30.00 m and minimum width shall be 5.00 m.

9.13 ADDITION IN BUILDING-UNITS WITH EXISTING BUILDINGS

1. For Building-units with approved existing buildings, additional buildings shall be permitted with compliance to Regulations for construction of a new building.

2. The additional buildings shall be permitted as per remaining F.S.I. (i.e. after deducting the utilised F.S.I. of the approved existing building from the maximum permissible F.S.I. of the entire building-unit) with compliance to respective margins, permissible height, uses and all other applicable regulations.

9.14 HEIGHT OF FLOORS

1. Minimum height of floors in building at any point:

- 2.80 m for residential and commercial uses
- 3.00 m or as per Factory Act or other relevant Act for other industrial purposes.

Provided that in case of folded roof the minimum height of 3.00 m shall be measured from the lowest point of the fold.

Provided that in case of gabled or slopping roof the minimum height below the lowest part of roof, shall not be less than 2.20 m and an average height of the rooms shall not be less than the minimum prescribed here above.

Provided further that in case of trussed-roof, the minimum height shall be measured from the pavement to bottom of the tie beam

Provided that for verandah, Bathroom, W.C., passages, puja room, store room, stair cabin, minimum height of 2.00 m.

2. Maximum floor height in any case other than industrial building shall not be more than 3.60 m.

3. Floor height more than 3.6 m shall be permitted subjected to following conditions.

- Maximum height shall not increase 5.60 m
- 90 % of floor area shall be calculated as additional F.S.I.
- Such additional F.S.I. shall be charged at the rate specified by the Competent Authority
- Total F.S.I. including additional shall be counted for parking calculation
- Mezzanine floor shall not be counted towards number of floors

4. The loft at a minimum height of 2.00 m from floor level not exceeding 30% floor area of the room may be allowed in any room.

9.15 LENGTH OF A BUILDING

The length of a building shall not be more than 150.00 m in any case. In case of flats, apartments, commercial and institutional building where the length of building exceeds 50.00 m, in such cases through passage of 7.50 m in clear width and clear height of 6.00 m shall be provided at every 30.00 m intervals at ground level.

9.16 PLINTH

(a) Habitable rooms shall have minimum plinth height of 0.45m from ground level.

(b) Parking garage may have no plinth.

(c) Provided that the ground floor of a building may be permitted on stilts/pillars instead of a solid plinth with a clear height of 2.40 m in case of slabs with beams height should not exceed 2.80 m and further that this space shall at all times be kept free from any enclosure except for genuine stair-case.

Provided further that a electric meter room, room for telephone D.B.; bath-room, water-room, stair-case room, pump room, water closet, servant room, security cabin may be permitted subject to maximum built-up area of 15 sq. m. allowed with a minimum plinth 30.00 cm and this area shall not be considered towards computation of F.S.I.

9.17 DEVELOPMENT PERMISSION IN HAJIRA INDUSTRIAL AREA (ERSTWHILE H.A.D.A. JURISDICTION)

For any development permission within erstwhile H.A.D.A. jurisdiction for any large scale industrial units(having building-unit area more than 10,000 sq.m.) or its part as maybe decided by the Competent Authority, the committee comprising of the following members shall take the decision. The protocols to be adopted by the said committee shall be framed by the Competent Authority soon after the GDCR is sanctioned by the State Government under Section 17 of the Act.

9.17.1 MEMBERS OF THE COMMITTEE

- Chairman, SUDA
- Chief Executive Authority, SUDA
- Senior Town Planner, SUDA
- 2 technical members to be co-opted

9.18 REGULATION FOR TAPI FLOOD PRONE AREA

Development within flood prone areas of Tapi river will be carried out in accordance with the following:

Table 9.11: Regulation For Tapi Flood Prone Area

Sr. No.	ZONE	DESCRIPTION	DEVELOPMENT ALLOWED
1	Zone 1	Tapi river bed area	1. No Development 2. Existing Development to be relocated
2	Zone 2a	15.00 m from embankment	1. No Development 2. Existing Development to be relocated 3. Long term planning for shifting the existing development
3	Zone 2b	150.00 m from embankment	1. All buildings to be on stilts 2. Ground Floor only for parking or open space 3. Natural drain channels should not be affected
4	Zone 3	All low lying area	

10 DEVELOPMENT OF LAND

10.1 INTERNAL ROAD AND APPROACH TO BUILDING AND COMMON PLOT

1. Internal road width shall be measured from its origin to the next wider road it meets.
2. In case of single building the width of approach/ internal road shall be measured based on the distance from the TP or DP road up to the edge of the building in case of hollow plinth, or location of the farthest entrance of a building in case of solid plinth. In case of buildings connected internally or externally the length of internal road shall be considered up to the edge of the hollow plinth of the farthest building (in case of building with hollow plinth) and up to the location of the farthest entrance of the building in case of solid plinth.
3. In case of layout with two or more buildings of such as apartment, hostel, dharmashala, cottage industry units, commercial units or independent establishments, the width of Internal Road on which the building abuts shall be as applicable for a length of above 45.00 m. In case of more than two buildings including detached dwelling unit, semi-detached dwelling unit, row house, tenament, etc. approach of as applicable width shall be allowed up to the second dwelling unit.
4. The width of the Internal or Approach Road shall be based on the length and use of the Building-unit as under:

Table 10.1: Internal Road Width

Sr. No.	ROAD LENGTH (m)	WIDTH OF ROAD FOR RESIDENTIAL USE (m)	WIDTH OF ROAD FOR COMMERCIAL, INDUSTRIAL AND OTHER NON RESIDENTIAL USE(m)
1	Up to 150	7.50	9.00
2	Above 150 and up to 300	9.00	12.00
3	Above 300	10.50	15.00
4	Above 450	12.00	18.00

NOTE

If margin required is bigger than width of Approach Road or Internal Road whichever is higher shall be applicable.

10.2 GENERAL REQUIREMENTS FOR INTERNAL ROADS

1. The Internal Road shall be provided up to each individual building.
2. Internal road width shall be measured in length from the farthest point of its origin to the next wider road it meets.
3. In cases where the road is in continuation with any private road in the adjoining estate or any public road continuous to the estate, the length of the adjoining road of the public road shall be added to the length of the internal road for the purpose of determining the width of such road.
4. Curves at the junction: The curves shall be provided at the junction of roads as prescribed below:

Table 10.2: Radius of Curvature at Junction

Sr. No.	WIDTH OF THE ROAD(m)	RADIUS OF ROAD CURVATURE (m)
1	Less than 7.50	4.50
2	More than 7.50 and up to 18.00	6.00
3	More than 18.00	7.50

NOTE

The width of the wider road shall be taken into consideration in determining the radius of the curvature at the junction of roads of different widths.

5. The shape of the plots and the junction of the roads, at the corners shall be designed as directed by the Competent Authority.

6. The alignment of the internal road or roads shall be regulated to be in continuation of the public or private roads continuous to the applicant's Building Unit; but in case of termination of an internal road or roads; a turning circle with diameter of 13.50 m or 12.00 m x 6.00 m turning "T" shall be required at the cul-de-sac. This requirement may be waived for such road with width of 7.50 m if the length does not exceed 110.00 m.

7. The Development Permission shall be regulated as per the proposed road network by the competent authority.

8. For development area in non-T.P. area, the width of one road shall be decided by the Competent Authority.

10.3 AMALGAMATION AND SUBDIVISION OF BUILDING-UNIT

The owner or developer shall be required to get the land reconstituted by the Competent Authority as 'Building-unit' or 'Building-units' before amalgamation or subdivision of the land. Development Permission shall not be granted without fulfilment of this requirement.

Amalgamation shall be allowed provided that it is not violative of existing laws enforced and provisions of The Town Planning Act and The Stamp Duty Act.

10.4 AMALGAMATION AND SUBDIVISION OF BUILDING-UNIT WITH EXISTING STRUCTURES

In the case of Building-units with existing buildings, its sub-division or amalgamation shall not be approved unless it fulfils all the requirements under these Regulations.

10.5 DEVELOPMENT ON KABRASTAN, BURIAL GROUND, ETC.

The land occupied by the graveyards, kabrastans, burial grounds, crematoria and allied actions in the Development Plan shall be kept permanently open. Competent Authority may permit structures to be built for specific purpose.

No land shall be used for kabrastans, burial grounds without prior permission of the Surat District Collector and duly identified and demarcated on ground by the Competent Authority.

10.6 INTERNAL BUILDING LAYOUT IN A BUILDING UNIT

In the case of a building unit which is intended to be developed with internal roads, buildings, and other structures, no development permission shall be issued to the owner or the person who has right to develop it, unless the said owner or person who has right to develop has applied and has got the internal layout approved by the Competent Authority as per these Regulations.

10.7 LEVEL OF BUILDING UNIT

The general level of the building unit shall not be lower than the level of the crown of the road in front. Provided that in the case of plot, the level of which is lower than the crown of the road in front and which in the opinion of the Competent Authority, could be drained off in the storm water drainage and sewer, the competent Authority may permit a suitable lower level.

10.8 NOTIONAL PLOTS

In case of mixed Development of Low rise building & High rise building the F.S.I shall be Computed on the basis of notional building unit form by subdivision by such notional plots boundary between low rise building and high rise building subject to other regulations. Such notional plot boundary means imaginary boundary from building after leaving the required margin.

11 FUELLING STATIONS

Building-units for use as Fuelling Stations shall comply with Petroleum Rules, 1976 under the Petroleum Act, 1934.

11.1 AREA AND FRONTAGE

The minimum area and frontage of a Building-unit for a Fuelling Station or Fuelling with Service Station shall be as follows:

Table 11.1: Area and Frontage of a Fuel Station

Sr. No.	FUELLING STATION TYPE	MINIMUM AREA OF BUILDING UNIT	MINIMUM FRONTAGE ON ROAD SIDE
1	Fuelling Station (without Service Station)	1000 sq.m.	30.00 m
2	Fuelling with Service Station	2000 sq.m.	30.00 m

11.2 LOCATION

1. Fuelling Station shall be permitted only on Road width of 18.00 m and more in any Zone.
2. The location of Fuelling Station or Fuelling with Service Station shall be at a distance of 50.00 m, away from the junction of two or more roads. The minimum distance shall be computed from the boundary line of the Building-unit to the edge of the road.
3. In the case the Station is provided along a main road which has a service road or a marginal access road, the access to the Station should be provided from the service road or the marginal access road and not from the main road.

11.3 MAXIMUM PERMISSIBLE GROUND COVERAGE

Maximum Permissible Ground Coverage for Fuelling Station and Fuelling with Service Stations shall be 45% of the Building-unit including the area of the canopy.

11.4 MARGINS

11.4.1 FOR FUELLING STATION

1. Road side margin from canopy to the plot boundary shall be minimum 6.00 m on all other sides, margin from canopy to the plot boundary shall be 4.50 m and 6.0mts in the case of canopy having height up to 6.00 m and more than 6.00 m from ground level respectively.
2. Marginal distance form curb site (Fuelling Pedestal) to the plot boundary towards main road shall be minimum 9.00 m and for other sides of the plot, it shall be 6.00 m.
3. Administrative building for the petrol pump shall have minimum road side margin as per planning regulation 9.5.1.1; minimum side and rear margin of 3.00 m and as given in table. Zero margins can be provided towards canopy but minimum 6.00 m clear drive way shall be provided to any curb site.
4. Minimum 6.00 m clear drive way shall be maintained between every curb site (fuelling pedestal).
5. Minimum width of access road shall be 6.00 m.

Table 11.2: Margins for a Fuel Station

Sr. No.	ROAD WIDTH(m)	ROAD MARGIN FOR BUILDING-UNIT AREA UP TO 2000 sq.m. AND BUILDING HEIGHT UP TO 25m (m)	ROAD MARGIN FOR BUILDING-UNIT AREA ABOVE 2000 sq.m. AND BUILDING HEIGHT UP TO 25m (m)	ROAD MARGIN FOR BUILDING-UNIT WITH HEIGHT MORE THAN 25m (m)
1	Up to 9.00	3.00	3.00	-
2	Above 9.00 and up to 12.00	4.50	4.50	-
3	Above 12.00 and up to 18.00	6.00	6.00	7.50
4	Above 18.00 and up to 30.00	6.00	7.50	7.50
5	Above 30.00	6.00	9.00	9.00

11.4.2 FOR FUELLING STATION WITH SERVICE STATION

1. Road side margin from canopy to the plot boundary shall be as per Planning Regulation no 11.4.1., subject to minimum 6.00 m and all other sides shall be 6.00 m. Provision of above (2) and (4) in Planning Regulation 11.4.1 will remain the same.
2. While building of service station can have zero margins towards canopy, subject to minimum 6.00 m towards road side and 3.00 m towards other sides of the plot.
3. Clear 6.00 m drive way between curb site (Fuelling pedestal) and service station building shall be provided.
4. Minimum width of access road shall be 6.00 m.

11.5 HEIGHT

The maximum allowable height shall be 7.50 m.

11.6 COMMON PLOT

Common Plot shall not be required.

11.7 PARKING

Every Fuelling Station and Fuelling with Service Station should provide minimum parking spaces on the basis of the Building unit Area as stated in the table below:

Table 11.3: Parking Requirements for a Fuelling Station

Sr. No.	FUELLING STATION (AREA)	MINIMUM PARKING REQUIREMENT
1	Fuelling station up to 1000 sq. m.	3 cars and 5 two-wheelers
2	Fuelling station more than 1000 sq.m.	For every 500 sq.mts more than 1000sq.mts, additional parking for 1car and 2 two-wheelers shall be required.

11.8 BASEMENT

No basement shall be allowed.

12 SPECIAL BUILDINGS

In addition to the requirements specified under other Planning Regulations, the following Regulations shall also be applicable for the buildings classified as Special Buildings.

12.1 BUILDINGS CLASSIFIED AS SPECIAL BUILDINGS

The following Buildings are classified as Special Buildings:

Cinema Theatre, Drive In-Theatre, Assembly Hall Or Auditorium, Town Hall, Lecture Hall, Exhibition Hall, Theatre, Museum, Stadium, Convention Centre, Club, Golf course, Multiplex, Shopping Mall and Telephone Exchange.

12.1.1 LOCATION:

The building for the above purpose shall be located directly on a road of 30.00 m or more in width.

12.1.2 MARGINS

1. Minimum margins shall be as per table below:

Table 12.1: Margins For Special Buildings

Sr. No.	MINIMUM ROAD SIDE MARGIN (m)	MINIMUM SIDE & REAR MARGIN (m)
1	12.0	6.0

2. The Road side margin may be permitted to be covered up to 6.00 m from the building line with a projected cantilever structure (porch) at a height of not less than 3.00 from the ground level. This cantilever structure shall not be counted towards computation of F.S.I.

3. Parking shall be permitted in road-side margin after leaving minimum 6.00 m from the Building unit boundary. This minimum 6.00 m shall be utilised for shade giving trees and plantation purpose.

13 ADVERTISING DISPLAY & COMMUNICATION INFRASTRUCTURE

Permission shall be required for any nature of outdoor Advertising Display Infrastructure or Communication Infrastructure as per Schedule 18 (other than sign boards for way-finding). This is applicable for but not limited to Billboards with Liquid Crystal Display Board (LCD) Light emitting diodes (LED), Kiosks, Wall Signs, Glass display, Vehicles (non-motorized and motorized etc.), floating balloons, digital display.

13.1 ADVERTISING DISPLAY INFRASTRUCTURE

13.1.1 BILLBOARDS / HOARDINGS IN MARGINAL SPACE

1. One Billboard / Hoarding is permitted in the margin open space up to 500 sq.m. area of the Building Unit. Up to a maximum of two Billboards per Building Unit shall be permitted in the marginal open space in Building Unit above 500 sq.m.

2. The Billboards/ Hoarding shall be permitted in the marginal space of the Building Unit as under:

Table 13.1: Margins and Size of Hoardings in Marginal Space

LOCATION	ROAD WIDTH (m)	MAX. BILLBOARD/ HOARDING SIZE (m x m)	MIN. ROAD SIDE MARGIN (m)	MIN. GROUND CLEARANCE (m)	MAX. HEIGHT (m)
Marginal Open Spaces	Up to 60.00	9.00 x 4.50 (w x h)	0.60	3.00	15.00
	Above 60.00	12.00 x 61.00 (w x h)	1.50		

3. Lighting may extend beyond the stipulated maximum height of for the billboards erected on ground.

13.1.2 BILLBOARDS/ HOARDINGS ON ROOF TOPS / TERRACE

Table 13.2: Margins and Size of Hoardings on Roof Tops

LOCATION	ROAD WIDTH (m)	MAX. BILLBOARD SIZE (m x m)	MAX. NUMBER OF BILLBOARDS / HOARDINGS	MIN. MARGIN		MAX. HEIGHT (m)
				ROAD SIDE (m)	BETWEEN TWO BILLBOARDS / HOARDINGS (m)	
On Roof Tops/ Terrace	Up to 60.00	12.00 x 6.00 (w x h)	2 (different facing directions)	1.50 m From parapet	1.50 m	7.50 m from top of terrace slab
	Above 60.00	18.00 x 9.00 (w x h)				10.50 m from top of terrace slab

NOTES

1. On Roof Tops: Maximum permissible height of the Billboard/ Hoarding shall be considered over and above the permissible/ existing height of the Building.
2. No Roof top Billboards/ Hoardings shall extend beyond the Building line of the building on which it is erected, nor shall it extend beyond the roof in any direction.
3. Lighting may extend beyond the stipulated maximum height of for such billboards/ hoardings within the building-unit.

13.1.3 BILLBOARDS/ HOARDINGS ON PUBLIC ROADS

1. The Billboards/ Hoardings on Public Roads shall be permitted and shall be regulated as under:

Table 13.3: Size of Hoardings on Public Roads

ROAD WIDTH (m)	MINIMUM GROUND CLEARANCE (m)	PERMISSIBLE SIZE OF THE BILLBOARD/ HOARDING (m x m)
Up to 60.00	3.00	9.00 x 4.50 (w x h)
Above 60.00		12.00 x 6.00 (w x h)

Provided that, the competent authority shall decide with respect to the following for which it shall record reasons in writing:

- (a) Allow exceptional size
- (b) Allow/Disallow the erection on specific locations considering the safety

13.1.4 BILLBOARDS IN URBAN RENEWAL PROJECT AREAS

These Billboards must confirm with these Regulations and with the Local Area Plan or special restrictions for the area, which may include additional Regulations or requirements.

13.1.5 HERITAGE BUILDINGS AND PRECINCTS

The Competent Authority can deny the permission on the grounds of protecting the ambience of heritage buildings and precincts.

13.1.6 GENERAL RESTRICTIONS

Billboards will be restricted in the following scenario:

1. Any Billboard which may obstruct the vision required for safe traffic movement.
2. Any Billboard which in the opinion of the Competent Authority is likely to be confused with authorized traffic signs or signals.
3. Any Billboard containing the word "Stop" ,"Look" ,"Danger" or other similar word that might mislead or confuse the travellers.
4. Any Billboard that is attached to or printed on a rock or other natural objects.
5. Any Billboard that is prohibited or restricted for the purpose of public appearance under local or state or national law.

6. Any Billboard with over hang over public property which obstructs access or egress from any building.
7. Any Billboard/ Hoarding containing unfair, vulgar matter or advertisement that is considered objectionable in Competent Authority's opinion shall not be permitted. Advertisements that are prohibited by the Government shall not be permitted.
8. Billboard/ Hoarding shall not project outside the boundary of the Building-unit.
9. The structure of the billboard/ hoarding or any lighting reflector shall not project outside the boundary of the Building-unit.

13.2 COMMUNICATION INFRASTRUCTURE

Provisions shall apply for Communication infrastructures such as Post & Telegraph, Telephone, Wireless, Broadcasting, Cellular Mobiles, Internet, 'V' Set, ATM, Channel Discs and Overhead lines (for telephone, digital connections for internet and channels and other similar forms of communication).

13.2.1 LOCATION

The communication Infrastructure shall be either placed on the building roof tops or terraces at a distance of minimum 1.50 m from the parapet, or on the ground or open space within the premises subject to other Regulations.

14 MINING, QUARRYING AND BRICK KILN

The following Regulations shall govern Mining, Quarrying and Brick Kiln operations and shall form conditions for development permission:

1. Any mining, quarrying and brick kiln operations without any blasting shall be permitted within a distance of 75.00 m from the boundary of any public road, railway line, canal, transmission line or any other building.
2. No mining, quarrying and brick kiln operations which involves blasting shall not be permitted within a distance of 200.00 m from any public road, railway line, canal, transmission line or any other building.
3. No building operations shall be permitted on the plot on which mining and quarrying and brick kiln operations have been permitted, without the prior approval of the authority.
4. The mining, quarrying and brick kiln shall be permitted for a stipulated period not exceeding three years from the date of development permission at a time and shall be so prescribed in the development permission.
5. The mining, quarrying and brick kiln operations shall not cause any nuisance to people in the vicinity.
6. The mining, quarrying and brick kiln operations below the average ground level shall be permitted only for the extraction.
7. For Brick Kiln, every manufacturer of clay bricks, tiles or blocks shall use at least 25% of fly ash.

15 SPECIAL DEVELOPMENTS

Refer following regulations of the State Government for undertaking such special development.

15.1 REGULATIONS FOR THE REHABILITATION AND REDEVELOPMENT OF THE SLUMS (SLUM POLICY)

Notification date: 4 March 2010, Notification No: PARCH – 102009-2562-L

15.2 REGULATIONS FOR RESIDENTIAL TOWNSHIPS – 2011

Notification date: 01December 2009, Notification No: PARCH – 102009-5605-L

15.3 REGULATIONS FOR HOTEL

Notification date: 25 April 2011, Notification No: PARCH – 102009-6002-L

15.4 REGULATIONS FOR HOSPITAL

Notification date: 25 April 2011, Notification No: PARCH – 102010-4990-L

16 PARKING

Parking spaces for vehicles shall be provided within the Building-unit for every new Building and /or extension in existing building constructed for the first use and /or when the use of old building is changed to any of the uses mentioned in the table below:

Table 16.1: Parking Requirements for Different Building Uses

Sr. No.	TYPE OF USE	MINIMUM PARKING REQUIRED	VISITOR'S PARKING AND REMARKS
1	Detached dwelling unit, Semi-detached dwelling unit, Row House, Tenement	1 car parking – for more than 80 sq.m. and up to 300 sq.m. of plinth area per unit. Additional 1 car parking for every 100 sq.m. additional plinth area per unit. This shall be permitted within the marginal space.	
2	Apartment, Hostel, Dharamshala, Cottage Industry, Pre-school	20% of Total Utilised F.S.I.	10%, of the required parking space shall be provided as visitors parking
3	Residential Mixed Use (Residential + Commercial)	(a)For respective Residential use, parking shall be provided as the case may be (b)For respective Commercial use- parking shall be provided 50% of used Total Utilised FSI	10% of Residential parking requirement (a); and 20% of the Commercial parking in (b) shall be provided as visitors parking.
4	Community Hall, Banquet Hall, Convention Centre, Exhibition Hall, Auditorium, Planetarium, Stadium, Museum, Exhibition Halls, Theatre, Multiplex, Drive-in Cinema, Clubs, Golf Course	50% of Total Utilised F.S.I.	20% of the required parking shall be provided as visitors parking
5	Party Plot, Garden Restaurants	50% of Building-unit Area	
6	Stadium	1 sq.m. of parking area per person of the Total stadium capacity	
7	Shop, Restaurant, Shopping Centre, Shopping Mall, Wholesale, Offices for Individuals, Corporate Offices, Call Centres, Training Centres, Clinic, Fitness Centre, Nursing Home, Temples, Church, Mosque, Gurudwara,	50% of Total Utilised F.S.I.	20% of the required parking shall be provided as visitors parking

	Synagogue, Upashraya, Sant Niwas, Guest House, Lodging and Boarding, Hotel, Serviced Apartment, Truck Terminal, Bus Terminal		
8	Research Centres, Hospital, Post Office, Postal, Telegraph, and Communication Networks, Police Station, Jail, Government and Semi-government Medical Facility; Ward and Zonal Offices for Appropriate Authority, Public Library, Civic Centre, Offices for Government and Semi government, Banks	50% of Total Utilised F.S.I.	In case of Hospitals and nursing homes, additional parking of Ambulance shall be provided at the ground level
9	Industrial, Warehouse, Godown, Cold Storage, Timber Mart, Steel Stockyard, Ice Factory	10% of the Total Utilised F.S.I.	Nil
10	Educational	(a) Primary & Pre schools- 25% of the Total Utilised F.S.I. (b) Secondary & Higher Secondary Schools – 40% of the total Utilised F.S.I. (c) Colleges and coaching classes – 40% of the Total Utilised F.S.I.	Facility for drop-off and pick-up shall be provided within the premise.10% of the required parking shall be provided as visitors parking
11	Parks	10% of Building-unit Area	

NOTE

1. In case the maximum permissible F.S.I. is not utilised, for any extension or additions in the future, additional parking as per regulation shall have to be provided as required for this additional utilised F.S.I.
2. Building unit having area up to 750 sq.m. shall be permitted to provide as per regulation of the utilised F.S.I. area for parking in the place of 50% for uses as mentioned in the above table.
3. Building unit having an area above 750 sq.m. and up to 2000 sq.m. shall be permitted to provide 40% of the utilized F.S.I. area for parking in the place of 50% for uses as mentioned in the above table.
3. Parking provided at the upper floors shall not be counted towards F.S.I., and height of the building.
4. Parking permissible on stilts will not be counted towards height of the building.

5. The usable parking shall be designated in every layout sanctioned by the Competent Authority.

16.1 GENERAL REQUIREMENTS FOR PARKING

1. Parking requirement for a Mixed-Use development shall be calculated on prorated basis of the F.S.I. consumed specific to the different uses.

2. Parking is permitted at any floor level above ground and at more levels of basement as per required parking, with provision of vehicular ramp.

3. 50% of the required visitors parking shall be provided at the ground level.

4. 50% of all required parking shall be provided for cars.

5. Parking area includes parking space, driveway and aisles but excludes approach road, vehicular lift and vehicular ramps.

6. Parking layouts with minimum size requirements for parking space, driveways and access lanes shall be provided as prescribed Performance Regulation No. 16.2.

7. Parking shall also be permitted in road-side margin after leaving clear margin of 4.50 m from the building-unit boundary towards road-side. In case of building unit abutting more than one road and having area up to 1000 sq. m. shall be permitted to utilise narrow road side margin for parking. Provided that, parking shall be allowed in any road side margin having building unit area up to 750 sq.m.

8. Parking area should be retained as effective parking space and shall be maintained with light and ventilation system if provided in an enclosed area.

9. In cases where misuse of parking space is noticed, the use of the entire building shall be discontinued by the Competent Authority. Building use shall be permitted only after the required parking spaces are provided. High penalty shall be levied considering the period of misuse of the parking space and the benefit derived out of misuse as decided by the Competent Authority from time to time.

10. For multi-level parking, a vehicular ramp shall be necessary.

11. If parking is provided on a terrace with vehicular elevator, vehicular ramp is not necessary if parking space is provided with provision of floor sprinklers.

12. Parking shall not be permitted within an Atrium.

13. Except for the industrial use, parking shall be provided as per commercial norms on ground floor of the building, adjoining roads of 9.00 m width or higher.

16.2 DESIGN OF PARKING

16.2.1 DESIGN OF PARKING FOR CARS

Parking layout for cars in all buildings shall conform to the following specifications:

1. Minimum dimension of a space provided for parking a car shall be 2.50 m x 5.50 m.
2. Each car parking space should be connected to the street providing access to the building-unit by means of an access/exit lane.
3. Minimum width of the access/exit lane for single-sided parking shall be 3mts and for double-sided parking layout, the minimum width of the access lane shall be 5.50 m.
4. A minimum clear height of 2.60 m shall be maintained at all points in the parking space and access/exit lanes.
5. Minimum provision of one accessible car parking space shall be provided for people with disability for every 25 car parking spaces or less. This accessible car parking space shall:
 - (a) have a minimum width of 2.50 m.
 - (b) have a 1.20 m side transfer bay. This can be shared by two successive parking bays.
 - (c) be located within 30.00 m from the main entrance of the building.
 - (d) have appropriate signages indicating that the space is reserved for wheel chair that are conspicuously displayed as specified in Regulation 17.6.
 - (e) have guiding floor materials or have a device to guide visually- impaired persons with audible signals or any other devices which serves the above purpose.
 - (f) Minimum 50% of the parking reserved for visitors shall be provided at ground level.

16.2.2 DESIGN OF PARKING FOR TWO WHEELERS

Parking layout for two-wheelers in all buildings shall conform to the following specifications:

1. Minimum dimension of a space provided for parking a two-wheeler shall be 0.90 m x 2.00 m.
2. Each two-wheeler parking space should be connected to the street providing access to the building-unit by means of an access/exit lane. Minimum width of the access/exit lane shall be 2.00 m.
3. A minimum clear height of 2.60 m shall be maintained at all points in the parking space and access/exit lanes.

16.2.3 DESIGN OF PARKING FOR TRUCKS

Parking layout for trucks in all relevant buildings shall conform to the following specifications:

1. Minimum dimension of a space provided for parking a truck shall be 4.00 m X 8.00 m.
2. Each truck parking space should be connected to the street providing access to the building unit by means of an access/exit lane. Minimum width of the access/exit lane shall be 6.00 m.

17 BUILDINGS AND INFRASTRUCTURE

17.1 ARCHITECTURAL ELEMENTS

17.1.1 BOUNDARY WALL/ COMPOUND WALL

- **For all Buildings other than Industrial**

1. The height of a boundary wall towards the road-side shall not exceed 1.50 m from the crown of the adjacent road and 1.80 m from the crown of the adjacent road for all other sides of the building-unit.

2. For building-units at junction of roads, a grill fence shall be provided with the following provisions:

(a) At least 50% perforation in the grill.

(b) The base of the fence shall not exceed 0.80 m from the level of the crown of the adjacent road for a length of 9.00 m from the corner of the building-unit at the junction.

- **For Industrial Buildings**

The height of a boundary wall on all sides shall not exceed 3.00 m from the crown of the adjacent road.

17.1.2 BOUNDARY GATE/ COMPOUND GATE

1. Boundary gate shall not open outward and shall be provided with a means to prevent the gate from opening outward on the pavement or road.

2. The minimum width of a boundary gate for all uses except Detached dwelling unit, Semi-detached dwelling unit, Row House, Tenement, etc. shall be 6.00 m.

3. For building-units at junction of roads, the following shall be applicable:

(a) A gate shall not be permitted on the curvature of the boundary wall.

(b) If the adjacent road width is equal or more than 12.00 m, the opening in the boundary wall shall be located at a minimum distance of 15.00 m from the corner of the building-unit at the junction. If the length of the road side edge is less than 15.00 m, the opening in the boundary wall shall be provided at the farthest end from the junction.

17.1.3 PAVING IN BUILDING-UNIT

Maximum of 50% of the total open space including marginal open spaces and common plot of a building-unit shall be paved. The remaining shall be permeable for rain water percolation.

17.1.4 ACCESS PATH

1. Access path from the building-unit entry to the building entry or plinth shall have a minimum width of 1.80 m with an even surface and devoid of steps.

2. In case of a sloping access path, the gradient shall not be greater than 1:12.

3. Any difference between the road level and building-unit level shall be accommodated within the building-unit boundary.

- **For all Buildings (Except Detached dwelling unit, Semi-detached dwelling unit, Row House, Tenement)**

1. Minimum one entrance shall be provided that is accessible by people with disability and accompanied by appropriate signages as per Regulation 17.6.

2. Minimum width of this ramped access path shall be 1.20 m, 1.50 m and 1.80 m for the ramp length of 3.60 m, up to 9.00 m and more than 9.00 m respectively.

3. The pedestrian ramp leading main entrance required as per these regulations may be provided in the margin.

4. In case of sloping access path or ramp:

(a) The gradient shall not be greater than 1:12.

(b) Minimum width of ramp shall be 1.20 m and the maximum continuous length shall be 9.00 m. Such ramp shall have 800 mm high hand rail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.

(c) Entrance landing should be provided adjacent to the ramp with minimum dimension of 1.20 m x 1.50 m.

(d) Curbs, wherever provided should blend to a common level.

17.1.5 LOCATION OF OPENING

Every person who undertakes construction work on a building shall so locate every opening abutting on any open space that the sill of such opening shall not be less than 90 cm above the level of the floor from which such opening is accessible.

Provided that if such opening is to be constructed flush with floor level its lower portion for a height of 90 cm shall be protected by bars or grill or similar other devices to the satisfaction of the Competent Authority.

17.1.6 MINIMUM CLEARANCE HEIGHT IN BUILDINGS

17.1.6.1 FOR RESIDENTIAL UNITS OR COMMERCIAL BUILDINGS

(a) All habitable spaces shall have minimum height of 2.90 m between finished floor levels.

(b) All circulation and service spaces such as verandah, bathroom, washroom, toilet, passage, puja room, store room and stair cabin shall have a minimum clearance height of 2.10 m.

17.1.6.2 FOR INDUSTRIAL USES

all occupiable spaces shall have a minimum clearance height of 3.00 m.

17.1.6.3 IN CASE OF FOLDED ROOF, MINIMUM CLEARANCE HEIGHT

shall be 3.00 m (measured from the lowest point of the fold).

17.1.6.4. IN CASE OF SLOPING ROOF

minimum clearance height shall be 2.20 m (measured from the lowest point of the roof). The average height of the room shall not be less than the minimum clearance height as applicable according to the building use and stipulated above.

17.1.6.5 IN CASE OF TRUSSED ROOF

minimum clearance height shall be measured from the floor level to the bottom of the tie beam and shall be 2.80 m.

17.1.6.6 FOR HOLLOW PLINTH

Spaces of hollow plinth for the purpose of parking with maximum height of 3.50 m from finished ground level to finished first floor level and minimum height shall be 3.00 m from finished ground level to finished first floor level.

17.1.6.7 FOR BASEMENT

Basement exclusively used for parking shall have minimum height of 2.80 m and maximum height of 3.80 m, measured from finished basement floor level to finished upper floor level. In case of mechanical parking, more height may permitted.

17.1.7 MEZZANINE

Mezzanine floor shall have a minimum clear height of 2.10 m which may be allowed in a room at a minimum clear height of 2.10 m from the floor level if the area does not exceed 30% of the area of the enclosed space.

17.1.8 TERRACE

Terrace of a building shall be accessible by a common staircase and free from partitions.

17.1.9 STAIRCASE

Stairway shall confirm to the following provisions in addition to items (1.) to (5.) below.

1. **Width:** The minimum width of a staircase other than a fire escape shall be as given in Table here under:

Table 17.1: Minimum Width of Staircase

Sr. No.	TYPE OF OCCUPANCY	MINIMUM WIDTH OF STAIRCASE/ STAIRWAY/CORRIDOR(IN METERS)
1	Residential building	
	(a) Low rise	1.2
	(b) Hotels and High rise	1.5

2	Educational building (a) Up to 24 m high (b) Over 24 m. high	1.5 2.0
3	Institutional buildings(i.e. hospital) (a) Up to 10 beds (b) Over 10 beds	1.5 2.0
4	Assembly buildings	2.0
5	Mercantile, business, industrial storage, hazardous, buildings (a) Low Rise (b) High Rise	1.5 2.0

2. **Flight:** No flight shall contain more than 12 risers, but in residential buildings, in narrow plots and in high density Housing a single flight staircase may be permitted.

3. **Risers:** The maximum height of a riser shall be 19 cm in a residential building and 16 cm in any other occupancy. However, on an internal stairway within a dwelling unit a riser may be 25 cm high.

4. **Treads:** The minimum width of the tread without nosing shall be 25 cm for staircase of a residential building, other than fire escapes. In other occupancies the minimum width of the tread shall be 30 cm It shall have a non-slippery finish and shall be maintained in that fashion.

5. **Head room:** The minimum head room in a passage under the landing of a staircase under the staircase shall be 2.20 m.

6. **Floor indicator:** The number of each floor shall be conspicuously painted in figures at least 15 cm large on the wall facing the flight of a stairway or at such suitable place as is distinctly visible from the flights.

7. **Hand Rail:** Hand rail a minimum height of 0.90 m from the centre of the tread shall be provided.

17.2 LIGHTING

Adequate natural and artificial lighting as published in the National Building Code of India, Part VIII – Building Services, Section I, shall be provided in all parts of a building to the satisfaction of the Competent Authority.

17.3 VENTILATION

17.3.1 VENTILATION OF ROOMS

1. Every habitable and usable room shall be equipped for adequate ventilation by provision of windows and/or ventilators that open directly into an open space or semi-open space such as

courtyard or verandah. The size of such an open space shall be minimum one-tenth of the floor area of the room.

2. The aggregate of all openings including doors, windows and ventilators in a room shall be minimum one-seventh of the floor area of the room.

3. Any deficiency shall be compensated by use of mechanical system such as blowers, exhaust fans or air conditioning system according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code and to the satisfaction of the Competent Authority.

17.3.2 VENTILATION OF BASEMENT

Every basement shall be ventilated adequately for its respective use. Any deficiency shall be compensated by use of mechanical system such as blowers, exhaust fans or air conditioning system according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code, and to the satisfaction of the Competent Authority.

17.3.3 VENTILATION OF ATRIUM

Any atrium covered from top shall be provided with provision of light and ventilation.

17.3.4 VENTILATION OF BATHROOMS AND WATER CLOSETS

1. Every bathroom and water closet shall be ventilated adequately.

2. At least one of the walls of a water closet or bathroom or sanitary block shall have an opening of minimum 0.25 sq.m. for each unit of W.C. or bathroom. Such opening shall open into an open to sky space with minimum dimension of 0.90 m X 0.90 m.

3. Any deficiency shall be compensated by use of mechanical system such as blowers, exhaust fans or air conditioning system according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code, and to the satisfaction of the Competent Authority.

17.3.5 VENTILATION OF STAIRCASE FOR DETACHED DWELLING UNIT, SEMI-DETACHED DWELLING UNIT, ROW HOUSE, TENEMENT

1. **For ventilation by windows:** Every staircase shall be ventilated adequately from an open air space with a minimum area of 1 sq.m. The aggregate area of all windows provided shall be at least 1.20 sq.m. at each stair landing or floor in the enclosing wall of the staircase which abuts on such 1 sq.m. open air space.

2. **For mechanical ventilation:** Any deficiency shall be compensated by use of mechanical system such as blowers, exhaust fans or air conditioning system according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code, and to the satisfaction of the Competent Authority.

17.3.6 VENTILATION OF INDUSTRIAL BUILDINGS

1. Every usable room shall be equipped for adequate ventilation by provision of windows, ventilators, skylights or artificial means.

2. For natural ventilation, every room in such building shall be lit and ventilated by adequate number of windows, ventilators and sky lights exclusive of doors having clear opening not less than 1/7th of the floor area abutting on open air space of width not less than 1/3rd of the height of the part of the building abutting such open space.

3. Any deficiency shall be compensated by use of mechanical system such as blowers, exhaust fans or air conditioning system according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code, and to the satisfaction of the Competent Authority.

17.3.7 VENTILATION OF SPECIAL BUILDINGS

1. Every auditorium, halls and other special buildings shall be naturally lit and ventilated by doors, ventilators and windows abutting on an interior or exterior open air space which shall not be less than 1/5th of the total floor area.

2. Any deficiency shall be compensated by use of mechanical system such as exhaust fans or air-conditioning system according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code, and to the satisfaction of the Competent Authority.

17.3.8 CHANGE OF VENTILATION SYSTEM

No permission shall be granted to convert an existing air-conditioned theatre to a non-airconditioned theatre.

17.4 HEATING AND AIR CONDITIONING

Adequate heating and air conditioning as published in the National Building Code of India, Part VIII – Building Services, Section 3- Air Conditioning, shall be provided in all parts of a building and to the satisfaction of the Competent Authority.

17.4.1 AIR-CONDITIONING OF SPECIAL BUILDINGS

Auditorium or cinema halls shall be air-conditioned as per following specifications:

1. Temperature Range- 22 to 26.5 degrees Celsius (72° F to 80° F).
2. Change of Air per hour- approximately 10 times.
3. Relative Humidity- 50 to 60%
4. Fresh Air Requirement- 7.5 CFM per person.

17.5 WATER-RELATED REQUIREMENT

17.5.1 WATER STORAGE TANK

Water storage tank shall be maintained to be perfectly mosquito-proof condition, by providing a properly fitting hinged cover and every tank more than 1.50 m in height shall be provided with a permanently fixed non-ferrous metal ladder to enable inspection by antimalaria staff.

17.5.2 DRINKING WATER SUPPLY

In all buildings other than residential buildings, suitable provision of drinking water shall be made for the people with a disability near the accessible toilet provided under Performance regulation 27.

17.6 SIGNAGES

Signage directly pertaining to the use of the building may be erected on the plot.

- **For all Buildings other than Detached dwelling unit, Semi-detached dwelling unit, Row House, Tenement:**

Signages pertaining to the internal building uses shall be provided. Such signage shall comply with the following:

1. The size of lettering shall not be less than 20 mm to enable easy legibility.
2. Public Address System may also be provided in busy public areas.
3. The symbols or information should be in contrasting colour and properly illuminated to help people with limited vision to differentiate among primary colors.
4. International symbol mark for wheel chair shall be installed at lifts, toilets, parking areas, etc. that have been provided for people with disability.

17.7 LETTER BOX

In case of buildings having more than two floors including a ground floor, a letter box for each separate unit shall be provided at ground floor level to facilitate easy mail delivery.

17.8 SANITARY ACCOMMODATION

All the buildings when erected or re-erected from foundation or when additions to the floors are made shall be provided with minimum sanitary accommodation.

17.8.1

In the case of use of building as office and public building except cinemas, theatres, meetings and lecture halls, minimum sanitary facilities should be provided as under:

1. Every office building or public building shall be provided with at least one water closet.
2. Water closets shall be provided for each sex and the number of such water closets for each sex shall in every case be based upon the maximum number likely to occupy such building at any one time.
3. One urinal shall be provided for every 25 males or part thereof and one urinal for every 25 females or part thereof up to 100 persons. For any number exceeding 100, one urinal for every 50 persons shall be provided.
4. There shall be provided one water-closet for every 50 persons of each sex or part thereof up to 500 persons and for excess over 500, one water closet for every 100 persons of each sex or part thereof shall be provided. However, if the total number of employees in such a building or the number of

persons likely to use such building does not exceed 20. one water-closet each for both sexes shall be sufficient and no urinal may be provided.

5. The building shall be deemed to be occupied by persons or employees at the rate of one per every 5 square metres of the floor area and sanitary facilities shall be provided according to the number of employees or occupants so worked out.

6. Such water-closet and urinals shall be in an accessible location and shall be provided with signs plainly indicating their purposes and the sex for which they are meant. A building or the number of persons likely to use such building does not exceed 20. one water-closet each for both sexes shall be sufficient and no urinal may be provided.

7. The building shall be deemed to be occupied by persons or employees at the rate of one per every 5 sq.m. of the floor area and sanitary facilities shall be provided according to the number of employees or occupants so worked out.

8. Such water-closet and urinals shall be in an accessible location and shall be provided with signs plainly indicating their purposes and the sex for which they are meant.

17.8.2 INDUSTRIAL BUILDINGS AND WAREHOUSES

All types of industrial buildings shall be provided with minimum sanitary facilities as under:

1. Every such building shall be provided with at least one water closet or privy:

2. Water closets or privies shall be provided for each sex and number of such closets or privies for each sex shall in every case be based upon the maximum number of persons of that sex employed in occupying such building.

3. Water-closets or privy accommodation shall be provided in every W.C. on the following scale:

Where females are employed there shall be at least one water closet or one privy for every 25 females. Where males are employed, there shall be at least one water-closet or one privy for every 25 males.

Provided that where the number of males employed exceed 100, it shall be sufficient if there is one water closet or one privy for every 25 males up to the first 100, and one water closet or one privy for every 50 thereafter.

In calculating the number of water closets or privies required under these regulations any number of workers less than 25 or 50, as the case may be shall be reckoned as 25 or 50 and the number of workers to be considered shall be the maximum number employed at any one time during the day.

4. In every such factory there shall be provided one urinal for every 100 persons of each sex or any less number thereof.

5. In every such factory there shall be provided one washing place of 3.60 sq.m. in area with sufficient number of taps as per standards laid down by rules in respect of factories.

6. In every building of the warehouse class there shall be provided one water closet for every 50 males or any less number thereof and one water closet for every 50 females or any less number thereof. There after water closet shall be provided at the rate of one closet for every 70 persons.

7. In every building of the warehouse class, there shall be provided one urinal for every 100 persons of each sex or any less number thereof.

8. For the purpose of determining the number of water-closets and urinals each 30 sq.m. of the gross floor space of such building shall be deemed to be occupied by one person.

9. Such water-closets and urinals shall be accessible in location and shall be provided with signs plainly indicating their purpose and the sex for which they are meant.

17.8.3 EDUCATIONAL BUILDINGS

Any building used for educational purpose shall be provided with minimum sanitary facilities as follows:

1. Subject to minimum provisions of two water-closets and five urinals, there shall be one water closet and four urinals for every 200 students or part thereof.

2. Competent Authority may enforce the distribution of the above sanitary facilities to be provided at each floor of the building.

3. The building shall be deemed to be occupied by students at the rate of one student per every 1 sq.m. of the floor area of all the class-rooms and sanitary facilities shall be provided according to the number of students so worked out.

17.8.4 RESIDENTIAL BUILDING OR RESIDENTIAL TENEMENTS

Each residential building or residential tenement shall be provided with at least one water-closet.

17.9 DRAINAGE

The manner in which it is intended to connect the drainage system of a building to a public sewer shall be subject to approval by the Competent Authority. Regulations for construction, maintenance, and control of drains, sewers, drainage and sewage works of any description within Development Area shall be as per the norms of Gujarat Pollution Control Board.

The level gradients, position of the services such as water supply lines, street lighting, storm water drains, sewer lines, manholes, tree, etc. shall be fixed as approved by the Competent Authority.

17.9.1 PROVISION OF SEPTIC TANK, SEEPAGE PIT AND SOAK WELL

In the case where there is no drainage facility available for the land to be developed, the owner shall provide septic tank, soak pit or soak well for disposal of sewage and waste water.

1. Location and sub-soil dispersion: A sub-soil dispersion system shall not be closer than 12.00 m to any source of drinking water, such as a well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building is economically feasible but not closer than 2.00 m to avoid damage to the structure.

2. Dimensions and Specifications:

(a) Septic tank shall have a minimum inner width of 75.00 cm. A minimum depth of -meter below the water level and a per capital minimum liquid capacity of 85 litres. The length of the tanks shall be least twice the width.

(b) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable material as approved by the competent authority..

(c) Under no circumstances should effluent from a septic tank or allowed into an open channel drain or body of water without adequate treatment.

(d) The minimum normal diameter of the pipe shall be 100 mm. Further at junction of pipes in manholes, the direction of flow from a branch connection should not make an angle exceeding 45 degrees with the direction of flow in the main pipe.

(e) The gradients of land-drains, under-drainage as well as the bottom of dispersion trenches and soak wells should be between 1:300 and 1:1400.

(f) Every septic tank shall be provided with a ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall extend to a height which would cause no smell or nuisance to any building in the area. Generally, the ventilating pipe should extend to a height of about 2.00 m above the septic tank building when it is located closer than 15.00 m.

(g) When the disposal of a septic tank effluent is to a seepage pit, the seepage pit may be of sectional dimension of 90.00 cm and not less than 100.00 cm in depth below the inner level of the inlet pipe. The pit may be lined with stone, brick and concrete blocks with dry open joint which should be backed with at least 7.50 cm of clean coarse aggregate. The lining above the inlet level should be narrowed to reduce the size of the R.C.C. cover slabs. Where no lining is used, especially near trees, the entitle pit should be filled with loose stones. A masonry ring should be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe should be taken down to a depth of 90.00 cm from the top an anti-mosquito measure.

(h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50.00 to 100.00 cm wide, excavated to a slight gradient and shall be provided with a layer of shed gravel or crushed stones 15.00 to 25.00 cm deep. Open, joined pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have a minimum internal diameter or 70 to 100 mm. Each dispersion trench should not be longer than 30.00 m and trenches should not be placed closer than 1.80 m to each other. The above mentioned Regulations shall be subject to modification form time to time as required by Gujarat Pollution Control Board/ Surat Municipal Corporation/ Competent Authority.

17.10 ELECTRICAL INFRASTRUCTURE

Adequate electrical infrastructure as published in the National Building Code of India, Part VIII - Building Services, Section 2- Electrical Installations, shall be provided in all buildings to the satisfaction of the Competent Authority.

17.11 LIFTS AND ELEVATORS

(a) For Buildings exceeding 4 m height with following uses: Institutional, Assembly, Public Institutional, Educational, College, Polytechnic, University

Minimum one lift shall be provided to access public areas on floors above ground level.

(b) For Buildings exceeding 15 m height

1. For buildings with height more than 15.00 m, lifts shall be required as per the following table:

Table 17.2: Lift and Elevators Specifications

Sr. No.	BUILDING USE	HEIGHT OF BUILDING	MINIMUM NO. OF LIFTS (WHICHEVER IS MORE FROM COLUMN A AND B)	
			A	B
1	Residential	Above 15 m	Minimum 1, or	1 Lift per Thirty dwelling units (excluding dwelling units on ground level and two upper floors or Hollow plinth and two upper floors)
		Above 25 m	Minimum 2, or	
2	Non-Residential	Above 15 m	Minimum 1, or	1 Lift per 1000 sq.m. (excluding area on ground floor and two upper floors or Hollow-plinth and two upper floors)
		Above 25 m	Minimum 2, or	

2. For buildings with height above 25.00 m, one of the required lift shall be a fire lift.

17.11.1 GENERAL REQUIREMENTS FOR LIFTS AND ELEVATORS

1. Lift shall be provided from the ground level or lower level.

2. Minimum capacity of the lift shall be for six persons.

3. Lifts of 6, 8 and/or 12 person capacity can be permitted, as approved by competent authority by considering the peak hour passenger volume. Where required minimum two lifts shall be provided as applicable as per the regulations.

4. A clear door opening with minimum width of 900 mm shall be provided. A clear landing area in front of the lift doors shall have minimum dimensions of 1.80 m x 1.80 m.

5. A handrail of 600 mm length shall be provided at a height of 1mts from the floor of the lift car.

6. The duration of an automatic closing lift door shall be minimum 5 seconds with a maximum closing speed of 0.25 m/sec.

7. The interior of the lift cabin shall be equipped with a device that audibly indicates the floor level reached and whether the door of the cabin is open or closed.

8. Number and type of lifts to be provided in different types of buildings shall conform to standards specified in the National Building Code of India, Part VIII - Building Services, Section 5- Installation of Lifts and Escalators.

17.12 EXTERNAL FACADE

On the external facade of any building, the glazed surface area of the façade shall be non-reflective and provided up to a maximum of 50% of the total surface area of each facade, with the provision of safety railing up to sill level. On the North facade, entire surface area may be glazed. 10 degrees deviation may be permitted in consideration of the Northern facade.

17.13 DISPLAY STRUCTURES

1. The size and location of permitted billboards along roads shall be permitted as prescribed in Section C: Planning Regulations 13.

2. Every billboard shall be designed as per the requirements for structural safety as prescribed in Regulations 19.8.

3. Billboards on roof tops are not permitted unless the entire roof is constructed with non-combustible materials.

17.14 FIRE PROTECTIONS

In case of high rise buildings, the following provision shall be made for safety of buildings from fire:

1. In addition to the requirement under Regulation No. 17.11 at least one lift designed as fire-lift as defined in the National Building Code shall be installed.

2. At least one stair-case shall be provided as a fire staircase as defined in the National Building Code. Provided that this shall not be applicable if any two sides of a staircase are kept totally open to external open air space.

3. Water Supply: Underground tank as specified in recommendation of expert committee on fire safety, as fire tank, shall be provided.

4. In high rise buildings, the internal fire hydrants shall be installed as provided in the National Building Code or as prescribed in the Indian Standard Code of practice for installation of internal fire hydrants in high rise buildings. The detailed plan showing the arrangement of pipe lines, booster pumps and water-tanks at various levels shall be submitted for approval of the concerned authority along with the plans and sections of the buildings.

5. In case of high rise buildings, an external fire hydrant shall be provided within the confines of the site of the building and shall be connected with Municipal Water mains not less than 4" in diameter. In addition, fire hydrant shall be connected with Booster Pump from the static supply maintained on site.

6. In case of high rise buildings separate electric circuits for lift installation, lighting of passages, corridors and stairs and for internal fire hydrant system shall be provided.

7. All the requirements under the above regulations/ shall be clearly indicated on plans duly signed by the owner and the person who has prepared the plans. The Competent Authority may direct the owner to submit such further drawings as may be necessary, to clarify the implementation of the provisions of the above regulations.

8. Every building having a height of more than 25.00 m shall be provided with diesel generators which can be utilized in case of failure of the electricity.

9. The standard of National Building Code must be adopted fully in providing stair-case and alarm system.

10. There should be Provision of dry-powder, fire extinguisher to the extent of two on each floor with a capacity of 5 kg in all the high rise buildings.

17.15 SAFETY OF BUILDINGS

1. All external walls shall be as per the provisions of National Building code and I.S. Specifications.

2. The thickness of the load bearing walls in the case of masonry walled building shall be as under:

Table 17.3: Thickness of Load Bearing Walls

BUILDING WITH	THICKNESS OF WALL			
	ON G.F.	ON F.F.	ON. S.F.	ON. T.F.
(a) Ground + One floor	23 cm	23 cm	-	-
(b) Ground + Two floors	23 cm	23 cm	23 cm	-
(c) Ground + Three floors	35 cm	23 cm	23 cm	23 cm

In case of basements, the external walls shall be of R.C.C. only and it shall have minimum thickness of 23.00 cm or 45.00 cm brickwork in case of brickwork.

3. Subject to any of the above regulations every person who undertakes construction of a building and/or who designs the structural member of the building shall comply with the provisions of National Building Code prevailing at the relevant time or the provisions of the Indian Standard Specifications published from time to time.

4. Every person who undertakes the construction work on a building or directs or supervises such works shall be responsible and shall ensure use of sound and good quality building materials, properly put together for optimum safety. He shall be liable for all consequences arising out of breach of this regulations.

17.16 STAIRS, LIFTS, LOBBIES AND CORRIDOR

The width of lobbies and corridors in building shall be as under:

1. In case of residential and non-residential building except individual detached building minimum clear width of corridor shall be as under:

Table 17.4: Minimum Width of Corridors

LENGTH OF CORRIDOR (m)	WIDTH OF CORRIDOR	
	RESIDENTIAL	NON-RESIDENTIAL
Up to 6	1.00	1.20
Up to 9	1.20	1.50
Up to 15	1.20	2.00
Above 15	1.50	2.50

NOTE

(a) For every additional 9.00 m length or part there of the width of corridor shall be increased by 0.30 m up to a maximum of 3.00 m.

(b) In case of starred hotels, the width of the corridor shall be as per the authorized standards of the starred hotels.

2. Whereas in case of residential dwelling unit occupied by single family and constructed up to three floors width of the stairs shall not be less than 1.00 m.

3. In case of all non-residential and high rise residential buildings, the clear width of stair and landing exclusive of parapet shall not be less than 1.50 m.

4. Minimum stair width for more than 6 tenements on each floor shall be 1.50 m.

5. The stair-case & lifts (elevators) shall be so located that it shall be within accessible distance of not more than 25.00 m from any entrance of tenement or an office provided on each floor.

6. The design of the lift & stair along with the tread and riser shall comply with the provisions of the National Building Code for that class of building.

7. No winders shall be allowed except in case of individual dwelling unit.

17.17 ROOFS

17.17.1 EFFECTIVE DRAINAGE OF RAIN WATER

The roof a building shall be so constructed or framed as to permit effectual drainage of the rain water there from by means of rain water pipes. Such pipes shall be so arranged, jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of adjacent buildings.

17.17.2 MANNER OF FIXING RAIN WATER PIPES

Rain water pipes shall be affixed to the outside of the walls of the building or in recesses or chases cut or formed in such walls or in such other manner as may be approved by the Competent Authority.

17.18 PARAPET

Parapet walls and handrails provided on the edges of the roof, terrace, balcony, etc. shall not be less than 1.5 m from the finishing floor level and not more than 1.30 m height above the unfinished floor level. Parapet construction shall be made of material and design, such that it ensure optimum safety to the user/occupants of the building.

17.19 MOSQUITO-PROOF WATER TANK

Water storage tank shall be maintained that perfectly mosquito-proof condition, by providing a properly fitting hinged cover and every tank more than 1.50 m in height shall be provided with a permanently fixed iron ladder to enable inspection by anti-malaria staff.

17.20 REFUSE AREA/DISPOSAL OF SOLID WASTE

Wherever a property is developed or redeveloped, a space for community-Bin for disposal of Solid Waste shall be provided in the road-side front marginal open space. The owners/occupants shall be required to provide the community-Bin with air-tight cover on top at the standards prescribed as follows :

1. The size of community bin (container) shall be calculated at the rate of 10 liters capacity per tenement/dwelling unit, for Residential use of building; provided that the maximum capacity of container shall be 80 liters. The numbers of bins shall be calculated on the basis of total no. of dwelling units/tenements.
2. The size of community -Bin (container) shall be calculated at the rate of the 20 liters capacity for each 100 sq. m. of floor-area, in case of non-residential use of building; provided that the maximum capacity of container shall be 80 liters. The number of bins shall be calculated on the basis of total no. of dwelling units/tenements.
3. Provided that in case of Hospitals, Hotels, Restaurants like uses the disposal of Solid Waste shall be carried out as per the norms decided by the authority from time to time.

17.21 DISCHARGE OF RAIN WATER

No roof or terrace abutting on a public street shall be constructed without providing sufficient number of downtake pipes and such pipes shall be so fixed as to discharge the rain water at a level not higher than 0.60 m above the street level.

17.22 CONSERVATION OF ARTIFACTS, STRUCTURES AND PRECINCTS OF HISTORICAL AND/OR AESTHETICAL AND/OR ARCHITECTURAL AND/OR CULTURAL VALUE (HERITAGE BUILDING AND HERITAGE PRECINCTS)

No development or redevelopment or change of use or engineering operations or additions, alterations, repairs, renovations including the painting of buildings, replacement of special

features or demolition of the whole or part thereof or plastering of heritage buildings and/or heritage precincts and poles shall be allowed except with the written permission of the competent authority.

17.23 TEMPORARY STRUCTURES

The concerned authority may grant permission for temporary construction for a period not exceeding six months at a time in the aggregate not exceeding for a period of three years. Such a permission may be given for the construction of following:

1. Structures for protection from the rain or covering of the terraces during the monsoon only.
2. Pandals for fairs, ceremonies, religious function etc.
3. Structures for godowns/storage of construction materials within the site.
4. Temporary site offices and watchmen chowkies within the site only during the phase of construction of the main building.
5. Structures for exhibitions/circuses, etc.
6. Structures for storage of machinery, before installation, for factories in industrial lands within the site.

Provided that temporary construction for structures, etc. mentioned at (3.), (4.) and (6.) may be permitted to be continued temporarily by the Competent Authority but in any case not beyond completion of construction of the main structure or building.

18 SPECIAL BUILDINGS PERFORMANCE REGULATIONS

The following regulations shall be applicable for all Special Buildings in addition to the other performance regulations.

18.1 VISIBILITY

Auditorium or cinema halls shall provide minimum visibility requirements as per following specifications:

1. The seat nearest to the screen shall not be nearer than the effective width of the normal picture (ratio 1:1.33). This distance shall be $\frac{3}{4}$ in case of cinema scope and other wide angles techniques and one half in case of 70 mm presentations.
2. The elevation of the balcony seats shall be such that line of sight is not inclined more than 30° to the horizontal.
3. The seats should preferably be staggered side-ways in relation to those in front, so that a spectator in any row is not looking directly over the head of the person immediately in front of him.
4. The position and height of the screen shall be regulated in such a way that the maximum angle of the line of vision from the front seat to the top of the screen shall not exceed 50.

18.2 MIXED OCCUPANCY

1. Places of assembly in buildings of other occupancy, such as all rooms in hotels, restaurants in stores and assembly rooms in schools, shall be so located, separated or protected as to avoid any undue danger to the occupants of the place of assembly from a fire/smoke originating in the other occupancy. No mixed development shall be permitted with the buildings having height more than 45m. Commercial and residential use shall be separated by provision of skip floor/service floor.
2. Every place of assembly, every tier of balcony, and every individual room used as a place of assembly shall have exits sufficient to provide for the total capacity therein as required such that door width for assembly building shall not be less than 2000 mm for every 600 person.
3. Every place of assembly shall have at least four separate exits as remote from each other as practicable.
4. At least one row of seating area shall be made accessible by ramps or elevators for disabled visitors.
5. Clear aisles not less than 1.20 m in width shall be formed at right angles to the line of seating in such number and manner that no seat shall be more than seven seats away from an aisle. Rows of seats opening to an aisle at one end only shall have not more than seven seats. Under the condition, where all these aisles do not directly meet the exit doors, cross-aisles shall be provided parallel to the line of seating so as to provide direct access to the exit,

Provided that not less than one cross aisle for every 10 rows shall be required. The width of cross-aisles shall be minimum of 1 m. Steps shall not be placed in aisles to overcome differences in levels, unless gradient exceeds 1 in 10.

6. The fascia of boxes, balconies and galleries shall have substantial railings not less than 1000 mm high above the floor. The railings at the end of aisles extending to the fascia shall be not less than 1000 mm high for the width of the aisle or 1100 mm high at the foot of steps.

7. Cross aisles except where the backs of seats on the front of the aisle project 600 mm or more above the floor of the aisle shall be provided with railings not less than 900 mm high.

8. No turnstiles or other devices to restrict the movement of persons shall be installed in any place of assembly in such a manner as to interfere in any way with the required exit facilities.

9. In theatres and similar places of public assembly where persons are admitted to the building at a time when seats are not available for them are allowed to wait in lobby or similar place until seats are available, such use of lobby or similar space shall not encroach upon the required clear width of exits. Such waiting shall be restricted to areas separated from the exit ways by substantial permanent partition or fixed rigid railing not less than 105.00 cm high. Exits shall be provided for such waiting spaces on the basis of 1 person for each 0.30 sq.m. of waiting space/ area. Such exits shall be in addition to exits specified for the main auditorium area and shall conform in construction and arrangement to the general rules of exits given above.

10. No display or exhibit shall be so installed or operated as to interfere in any way with access to any required exit, or with any required exit sign.

All displays or exhibits of combustible material or construction and all booths and temporary constructions in connection therewith shall be so limited in combustibility or protected so as to avoid any undue hazard of fire which might endanger occupants before they have opportunity to use the available exits, as determined by the authority.

11. Places of assembly in buildings of other occupancy may use exits common to the place of assembly and the other occupancy, provided the assembly area and the other occupancy are considered separately, and each has exits sufficient to meet the requirements of the code.

12. Exits shall be sufficient for simultaneous occupancy of both the place of assembly and other parts of the building, unless authority determines that the simultaneous occupancy will not occur.

13. At least half the required means of exit shall lead directly outdoors or through exit ways completely separated from exits serving other parts of the building.

14. The decoration of place of assembly shall be of non-flammable materials. Fabrics and papers used for such purpose shall be treated with an effective flame retardant material. Stage settings made of combustible materials shall likewise be treated with fire retardant materials of class 1 flame spread.

15. Seats in places of public assembly, accommodating more than 300 persons, shall be securely fastened to the floor except as permitted below. All seats in balconies and galleries shall be securely fastened to the floor, except that in nailed-in enclosures like boxes with level floors and having not more than 14 seats, the seats need not be fastened.

Tapestry of the seats shall be fire resistance.

16. Chairs not secured to the floor may be permitted in restaurants, night clubs and other occupancies where fastening of seats to the floor may not be practicable, provided that in the area used for seating, excluding dance floor, stage, etc, there shall be not more than one seat for each 1.40 sq.m. of floor area and adequate aisles to reach exits shall be maintained at all times.

17. Seats without dividing arms shall have their capacity determined by allowing 450.00 m per person.

18. The spacing of rows of seats from back shall neither be less than 850 mm nor less than 700 mm plus the sum of the thickness of the back and the inclination of the back. There shall be a space of not less than 350 mm between the back of one seat and the front of the seat immediately behind it as measured between plumb lines.

19. Rooms containing high-pressure boilers, refrigerating machinery other than domestic refrigerator type, or other service equipments subject to possible explosion shall not be located directly under or adjacent to required exits. All such rooms shall be effectively cut off from other parts of the building and provided with adequate vents to the outer air.

20. All rooms or areas used for storage of any combustible material or equipment, or for painting, refinishing, repair or similar purposes shall be effectively cut off from assembly areas or protected with a standard system of automatic sprinklers. They shall be located away from staircases.

21. Every stage equipped with fly galleries, grid irons and rigging for movable theatre type scenery shall have a system of automatic sprinklers over and under such stage areas or spaces and auxiliary spaces, such as dressing rooms, store rooms and workshops. The proscenium opening shall be provided with a fire-resisting curtain, capable of withstanding a lateral pressure of 4 kN/m² over the entire area. The curtain shall have an emergency closing device capable of causing the curtain to close without the use of power and when so closed, it shall be reasonably tight against the passage of smoke.

22. The stage roof of every theatre using movable scenery or having a motion picture screen of highly combustible construction shall have a ventilator or ventilators in or above it, openable from the stage floor by hand and also opening by fusible links or some other approved automatic heat/smoke actuated device, to give a free opening equal to at least one-eighth the area of the floor of the stage.

23. The proscenium wall of every theatre using movable scenery or decorations shall have exclusive of the proscenium opening, not more than two openings entering the stage, each not to exceed 2 sq.m. and fitted with self-closing fire resistant doors.

24. Automatic smoke vents actuated by smoke detectors shall be installed above the auditorium or theatres, including motion picture houses, with capacity of 8 air change per hour.

18.3 INSTITUTIONAL BUILDINGS

These shall conform to those given in 6.3 Part 4 NBC second revision, and particular attention is drawn to the following:

1. In building or sections occupied by bed-ridden patients where the floor area is over 280 sq.m.,

facilities shall be provided to move patients in hospital beds to the other side of a smoke barrier from any part of such building or section not directly served by approved horizontal exits or exits from first floor (floor 2) of a building to the outside.

2. Not less than two exits of one or more of the following types shall be provided for every floor, including basements, of every building or section:

(a) Doors leading directly outside the building.

(b) Stairways

(c) Ramps.

(d) Horizontal Exits and

(e) Fire Escape Staircase.

3. No building constructed in whole or in part of combustible materials shall be used to confine inmates in cells or sleeping quarters, unless automatic sprinkler protection is provided.

18.4 PUBLIC SAFETY

Closed Circuit Television (CCTV) Network shall be installed in public areas of assembly buildings and other places of entertainment as per protocols laid down by the Appropriate Authority.

19 STRUCTURAL SAFETY

19.1 APPLICABILITY

The following structural and seismic safety regulations shall apply to all buildings.

19.2 STRUCTURAL STABILITY AND MAINTENANCE OF EXISTING BUILDINGS

1. The Owner/ developer/ occupants and registered appointed Person on Record shall have the assessment of structural safety of an existing building/structure damaged/undamaged carried out at stipulated periodical intervals through expert(s) chosen from a panel of experts identified by the Competent Authority. The intervals for maintenance and inspection shall be as per Schedule 12.
2. The owner/developer/occupant on advice of such expert(s) shall carry out such repair/restoration and strengthening/retrofitting of the building found necessary so as to comply with the safety standards laid down in the national building code and the Indian standards as specified.
3. In case, the owner/developer/occupant does not carry out such action, the Competent Authority or any agency authorized by the Competent Authority may carry out such action at the cost of owner/developer/occupant.
4. The Competent Authority shall specify the period within which such compliance is to be carried out.
5. The Competent Authority may also direct the owner/developer/occupant, whether the building could be occupied or not during the period of compliance.

19.3 ADDITIONS AND ALTERATIONS TO EXISTING BUILDINGS

An alteration or addition to an existing building that is not structurally independent shall be designed and constructed such that the entire structure conforms to the structural and seismic safety requirements for new buildings, unless the following three conditions are complied with:

1. The alteration or addition complies with the requirements for new buildings.
2. The alteration or addition does not increase the seismic forces in any structural element of the existing building by more than 5% unless the capacity of the element subject to the increased force is still in compliance with the requirements for new buildings.
3. The alteration or addition does not decrease the seismic resistance of any structural element of the existing building unless the reduced resistance is equal to, or greater than, that required for new buildings.

19.4 CHANGE OF USE OF BUILDINGS OR PART OF A BUILDING

When a change of use results in a structure being reclassified to a Higher Importance Factor (I) as defined in the IS: 1893-2002 "Criteria for Earthquake Resistant Design of Structures (Fifth Revision)", the building shall conform to seismic requirements for a new building with the Higher Importance Factor.

19.5 STRUCTURAL SAFETY PROVISIONS DURING CONSTRUCTION

1. The quality of all materials and workmanship shall conform to accepted standards and Indian Standard Specifications and Codes as included in Part V: Building Materials and Part VII Constructional Practices and Safety, National Building Code of India.
2. All borrow pits dug in the course of construction and repair of buildings, embankments, etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stepped for discharge into a river, stream, channel or drain, and no person shall create any isolated borrow pit which is likely to cause accumulation of water that may breed mosquitoes.
3. Alternative materials, method of design and construction and tests:- The provisions of the regulations are not intended to prevent the use of any material or method of design of construction not specifically prescribed in them provided any such alternative has been approved. Nothing of the provisions of these regulations is intended to prevent the adoption or architectural planning and layout conceived as an integrated development scheme. the competent authority may approve any such alternative if it conforms to the provisions of the relevant parts of the national building code, regarding material, design and construction, and the material, method, or work offered is, for the purpose intended, at least equivalent to that prescribed in these regulations in quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety.
4. All buildings shall be constructed on quality control requirements.
5. In case of buildings under construction based on approved development permission, structural safety requirements shall have to be observed. However, due to such structural work of strengthening/retrofitting in the event of natural disaster if certain setbacks and margin get reduced, special permission may be granted by the Competent Authority on case to case basis.

19.6 STRUCTURAL SAFETY TESTS FOR SPECIAL BUILDINGS

Whenever as per an opinion of panel experts there is insufficient evidence of compliance with the provisions of the regulations or evidence that any material or method of design or construction does not conform to the requirements of the regulations, in order to substantiate claims for alternative materials, design or methods of construction, the competent authority may require tests, sufficiently in advance, as proof of compliance. These tests shall be made by an approved agency at the expense of the owner as follows :

1. Test Methods: test methods shall be as specified by the regulations for the materials or design or construction in question. if there are no appropriate test methods specified in the regulations, the competent authority shall determine the test procedure. for methods or tests for building materials, reference shall be made to the relevant Indian standards as given in the national building code of India published by the bureau of Indian standards.
2. Test result to be preserved: copies of the result of all such tests shall be retained by the Competent Authority for not less than two years after the acceptance of the alternative material.
 - (a) the testing of the materials as per Indian standards shall be carried out by laboratories approved by the competent authority on this behalf.

(b) the laboratory/agency shall work out in consultation with the construction agency a testing programme of materials such as cement, steel and quality of concrete including its mixing, laying and strength at site as well as in the laboratory.

(c) This should cover various stages of construction from foundation to completion as per regulation. the laboratory shall maintain a duly authenticated report in a bound register, copy of which will be submitted to the construction agency, which will in turn forward the testing report to the competent authority.

19.7 DESIGN FOR STRUCTURAL AND SEISMIC SAFETY

19.7.1 DESIGN STANDARDS

The structural design of foundations, elements of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall conform to:

1. The provisions of the National Building Code of India, Part VI - Structural Design (Section – 1 Loads, Section – 2 Foundation, Section – 3 Wood, Section – 4 Masonry, Section – 5 Concrete and Section – 6 Steel), and,
2. The following Indian Standards:

(a) Structural Safety:

1. IS: 456: 2000 "Code of Practice for Plain and Reinforced Concrete"
2. IS: 800: 1984 "Code of Practice for General Construction in Steel"
3. IS 875 (Part 2): 1987 "Design loads (other than earthquake) for buildings and structures" Part 2 Imposed Loads
4. IS 875 (Part 3): 1987 "Design loads (other than earthquake) for buildings and structures" Part 3 Wind Loads
5. IS: 883: 1966 "Code of Practice for Design of Structural Timber in Building"
6. IS: 1904: 1987 "Code of Practice for Structural Safety of Buildings: Foundation"
7. IS1905: 1987 "Code of Practice for Structural Safety of Buildings: Masonry Walls"

(b) Seismic Safety:

1. IS: 1893-2002 "Criteria for Earthquake Resistant Design of Structures (Fifth Revision)"
2. IS:13920-1993 "Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces - Code of Practice"
3. IS:4326-1993 "Earthquake Resistant Design and Construction of Buildings - Code of Practice (Second Revision)"
4. IS:13828-1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines"

5. IS:13827-1993 "Improving Earthquake Resistance of Earthen Buildings - Guidelines"

6. IS:13935-1993 "Repair and Seismic Strengthening of Buildings - Guidelines"

7. "Guidelines for Improving Earthquake Resistance of Buildings", by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council, 1998.

3. In pursuance of the above, a certificate as indicated in Form 2D shall be submitted along with building plans/ drawings and other building information schedule annexed thereto.

(a) Cyclone/ Wind Storms:

1. IS 875 (3): 1987 "Code of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads"

2. "Guidelines (based on IS 875 (3): 1987) for Improving the Cyclonic Resistance of Low-rise Houses and Other Building", by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council, 1998.

NOTE

Wherever an Indian Standard including those referred to in the National Building Code or the National Building Code is referred, the latest revision of the same shall be followed except specific criteria, if any, mentioned above against that Code.

19.7.2 STRUCTURAL INSPECTION REPORT

A Structural Inspection Report (SIR) shall be prepared for all buildings specified in Schedule 12 and submitted as specified in Form No. 15.

19.8 STRUCTURAL SAFETY OF DISPLAY STRUCTURES

Every display structure such as billboard shall be designed to ensure safety and be installed in compliance of National Building Code.

20 ENVIRONMENTAL MANAGEMENT

20.1 MINIMUM DISTANCE FROM WATER BODY

1. Minimum clearance of 30mts shall be provided between the boundary of the bank of a river where there is no embankment and any development work or part thereof.
2. Minimum clearances of 15.00 m to be provided between the embankment of a river and any building or part thereof or any other clearance as may be prescribed under any other general or specific orders of Government and appropriate Authority whichever is more.
3. Minimum clearances of 9.00 m shall be provided between the boundary of any other water body such as lake (talav), canal or nala and any building or part thereof.
4. Where a water course passes through a low lying land without any well defined bank, the applicant may be permitted by the Competent Authority to restrict or re-direct the water course to an alignment and cross-section determined by the Competent Authority.

20.2 RAIN WATER MANAGEMENT

20.2.1 RAIN WATER DISPOSAL

1. The roof (terrace) of a building and the remaining area of the building-unit shall be provided with an effective rain water drainage system so as to ensure that the rain water is not discharged into adjacent building units and no dampness is caused in any walls or foundation of adjacent buildings.
2. Rain water pipes shall be affixed to the outside of the walls of the building or in recesses or formed in such walls or in such other manner as may be approved by the Competent Authority.
3. No roof or terrace abutting on a public street shall be constructed without providing sufficient number of down take pipes and such pipes shall be so fixed as to discharge the rain water at a level not higher than 0.60 m above the street level.
4. The manner of channelling rain water discharge from a building-unit to a public storm water drain, if available, shall be determined by the Competent Authority.

20.2.2 RAIN WATER HARVESTING

Rain water harvesting is mandatory for all buildings with ground coverage 80 sq.m. and above. The system of storm water drainage and storage in reservoirs and recharge should conform to one of the following specifications:

(a) For Buildings with ground coverage above 80 sq.m. and below 500sq.m.

Percolation Pit or Bore Recharge shall be provided in the marginal space around the building. Such pits shall be filled with small pebbles, brick jelly or river sand and covered with perforated concrete slabs.

(b) For Buildings with building-unit area above 500sq.m. and up to 1500 sq.m.

Percolating Well with Rain Water Harvesting System shall be provided (up to ground first river).

(c) For Buildings with building-unit area above 1500 sq.m. and up to 4000 sq.m.

Percolating Well with Rain Water Harvesting System shall be provided for every 4000sq.m. (up to ground second river).

(d) For Buildings with building-unit area above 4000 sq.m.

One Percolating Well shall be provided as per Regulation 20.2.2(c) for every 4000sq.m. land area. As an alternative to providing multiple percolating wells, a Water Retention Pond with minimum capacity of 300,000 litres with a percolating well for every five percolating wells or part thereof shall be permitted as an alternative.

20.2.3 RAIN WATER STORAGE

For all building-units with area more than 1000 sq.m., Rain water storage tank shall be mandatory with adequate storage capacity.

20.3 SOLID WASTE MANAGEMENT

All buildings shall provide facilities for solid waste management. Standards and specifications of facilities shall conform to the following requirements:

20.3.1 SOLID WASTE BIN FOR RESIDENTIAL USE

1. Community bin shall be provided in the road-side marginal open space.
2. The size of the bin container shall be calculated at the rate of 10 litres capacity per dwelling unit with a maximum size of bin of 80 litres. The numbers of bins shall be calculated on the basis of total no. of dwelling units/tenements.

20.3.2 SOLID WASTE BIN FOR NON-RESIDENTIAL USE

1. Community bin shall be provided in the road-side marginal open space.
2. The size of the bin container shall be calculated at the rate of 20 litres capacity per 100 sq.m. of floor area with a maximum size of bin of 80 litres.
3. The bin shall be provided with an air-tight lid.
4. For Hospitals, Hotels and Restaurants- disposal of solid waste shall be carried out as per the norms decided by the Competent Authority from time to time.
5. For Clubs, Community Halls and Party Plots- garbage container shall be provided with a minimum capacity of 4 tonnes. Such a container shall be placed along a paved area abutting the road of minimum dimensions of 6.00 m x 7.50 m. For such a place, used according to provision of this regulation, Competent Authority can collect security deposit from the plot owner as may be decided time to time.

20.4 GREY-WATER RECYCLING

20.4.1 APPLICABILITY

Any owner applying for approval for construction of a new set of buildings of category and total built-up area mentioned below shall make provision for reuse of recycled water:

Table 20.1: Buildings Mandated to Use Recycled Water

Sr. No.	BUILDING USE	BUILT-UP AREA (sq.m.)
1	Hospitals and Nursing Homes	More than 5,000
2	Hospitality: Hotels, Lodges, Guest houses	
3	Hostels for Schools, Colleges, Training Centres	More than 10,000
4	Community Centre, Banquet Halls, and similar uses	
5	Commercial	
6	All hazardous, water-polluting, chemical industries	

20.4.2 PROVISIONS OF RECYCLING SYSTEM

The applicant shall along with his application submit the designs, plans, calculations and the references used for the calculations etc to provide the system to recycle the grey water. Such system shall include the provisions to facilitate the following:

1. Treated grey water is pumped to a separate tank on the roof from where grey water will be supplied to water closets, garden taps, car washing taps etc.
2. Only water from water closets should be let in to sewerage system.
3. Wherever arrangements from reuse of recycled water is provided additional arrangements for carrying the excess grey water to the sewerage system may also be provided.
4. In a nature or manner or in a way that shall not constitute a nuisance of foul gases or cause a public hazard or otherwise in compliance of these regulations.
5. The recycled water shall be used for non potable, no contact purposes within premises and shall not be connected to sewage/waste water system of local authority. However the waste generated by the recycle plant can be connected to local authority sewer network if it is of the accepted quality as mentioned in Regulation 20.4.3
6. Separation of grey water:
 - (a) The wastes from toilets in the premises will be separated from grey water that is of bath room and kitchen wastes by means of separate down take discharge system.
 - (b) The grey water shall be recycled by providing recycling plant and shall be reused for non potable purposes after storing the same in distinctly separate tank by means of purple colored down take pipes.
 - (c) The water quality shall conform to standards of non potable water. The recycled water shall be tested once in six months and results shall be made available to competent authority whenever demanded.
 - (d) The make-up connection to the system will be done at the collection tank of the treated water, through a free fall if from Municipal water connection.
7. Separate plumbing for grey water:

(a) Every developer/owner shall provide the newly constructed building with the provision of down take plumbing for grey water, recycling water plant, storage and reuse fitting before selling the building.

8. Reuse of water strictly for not potable non-contact use.

(a) The reuse of water will be strictly for not potable use by means of providing a distinctly separate reuse system coloured in purple. The non-contact uses shall be restricted to toilet flushing, drip irrigation of trees/shrubs, sub surface irrigation of lawns and recharge of ground water.

(b) There shall not be cross-connection of fitting of the potable and not potable water at any point. The recycled water system shall be maintained at a lower operating pressure than that of the potable water system. Precautions should be taken to prevent cross contamination.

20.4.3 QUALITY OF WATER AND TREATMENT

1. The water generated after treatment should be safe for its use for flushing toilets, gardening etc.
2. The company or the agency engaged for installation of system for recycling of waste water shall preferably confirm ISO:14000.
3. Provision may be made for checking the quality of recycled water with Water testing laboratory with Municipal Corporation or Water Supply and Sewerage Board.
4. The testing of wastes and the submission of the results shall be done in a manner in accordance with the terms and conditions prescribed by the Municipal Commissioner or Gujarat Pollution Control Board (GPCB) / Competent authority.

20.4.4 GENERAL PROVISIONS

1. Mandatory disclosure: regarding changes: An occupier of premises shall inform the competent authority of any change in the quality, nature or quantity of the wastes discharged from his plant or premises the manner of their discharge of water immediately if the change is likely to cause discharge of water in variation or violation of license under these regulations.
2. Corrective action in the event it is found any person violating the provisions of these regulations, the competent authority or Gujarat Pollution Control Board shall issue notice and after inquiry and personal hearing take necessary corrective action.
3. Dispute Resolution All the disputes arising in the enforcement of this by these rules shall be referred to Municipal Commissioner who in turn will resolve the disputes in advise with his authorized technical officer or any experts and intimate to the occupier / owner / developer. The decision of the Municipal Commissioner will be final and binding on the occupier.
4. List of Authorized Laboratories shall be as authorised by Gujarat State Pollution Control board or the Municipal corporation.
5. Characteristics of effluent water quality from the Grey Water Recycling plants shall be as approved by the Gujarat Pollution Control Board.

20.4.5 ENFORCEMENT OF REGULATIONS

1. In case of proposed/intending /under redevelopment properties, the occupier/ developer/ owner will submit an application to the competent authority with details of proposed 'grey water reuse system ' along with the application for demand of water permission to connect the Grey Water/sewage to municipal sewage system.
2. Conditional Waste Discharge Permission waste discharges of the conditional type plant will be allowed on the issue of a conditional permission provided the conditional type plant has recycling and reuse of water facility and not exceeding limits given in as per GPCB norms.

20.5 TREE PLANTATION

1. All buildings shall provide tree plantations conforming to the following:
2. Building unit having area of more than 100 sq.m. shall be provided with minimum three trees for every 200 sq.m. area or part thereof.
3. The requirement of trees shall be reduced on the basis of the number of grown existing trees that are conserved and not affected by the proposed development.
4. Trees shall be planted on site and guarded by the tree guards and shall be maintained properly.
5. Trees shall be planted without causing obstruction to the easy movement of fire fighting vehicles in case of fire emergency.
6. A person applying for permission to carry out any development shall have to pay tree plantation deposit along with his application to the Competent Authority at the rates decided by the Competent Authority time to time. This deposit shall be refundable after the period of five years with the condition that trees planted on the site shall be grown-up and maintained properly, otherwise the deposit shall be forfeited and shall be utilised only for tree plantation and maintenance by the Competent Authority.
7. Competent Authority may consult Forest and Environment Department for tree typology, plantation and maintenance, etc. if required.

20.6 SOLAR WATER HEATING SYSTEM

All buildings in the following categories of buildings shall provide solar-assisted water heating system:

Table 20.2: Buildings Mandated to Provide Solar Water Heating System

Sr. No.	BUILDING USE	BUILT-UP AREA
1	Bedded Hospitals and Nursing Homes	
2	Hospitality: Hotels, Lodges, Guest houses	More than 2,000 sq.m.
3	Hostels for Schools, Colleges, Training Centres	
4	Community Centre, Banquet Halls, and similar uses	
5	Residential – detached and semi-detached dwelling units	
6	All hazardous, water-polluting, chemical industries	More than 200 sq.m. of individual dwelling unit area

20.7 ENVIRONMENT IMPACT ASSESSMENT

1. No development permission shall be given to the Building and Construction projects, Townships and Area Development project having built up area mention in the table below, until getting Environment Clearance from SEIAA (State Level Environment Impact Assessment Authority) as required under the Environmental Impact Assessment notification-2006.

Table 20.3: Buildings Mandated to Carry out E.I.A.

Sr. No.	PROJECT OR ACTIVITY	AREA	REMARK
1	Building and Construction projects	Having Built-up area 20,000 sq.m. or more and less than 1,50,000 sq.m.	Built-up area is for covered construction; in the case of facilities provided open-to-sky, then activity area shall be considered
2	Townships and Area Development projects	Having area of building-unit 50 ha or more OR Having built up area 1,50,000 sq.m. OR more	

3. Any Building and Construction projects, Townships and Area Development project falling under the category as mention in the table in 2. above and if the developer split the project in two phases, developer has to produce Environment Clearance from SEIAA, as required under the Environmental Impact Assessment notification-2006, prior to the approval of first phase of the project.

21 POLLUTION CONTROL

21.1 AIR POLLUTION

All buildings shall conform to provisions of Air Pollution Control Act, 1981 and to the provisions of Gujarat Smoke Nuisance Act, 1963.

21.2 WATER POLLUTION

All buildings shall conform to provisions of Water (Prevention and Control of Pollution) Act, 1974.

21.3 NOISE POLLUTION

All buildings shall maintain ambient air quality standards in respect of noise, as prescribed in the Noise Pollution (Regulation and Control) Rules, 2000.

21.4 INDUSTRIAL POLLUTION

No industrial effluent shall be disposed or exposed so as to cause nuisance and endanger to public health and shall not be disposed in a water body of any kind. Without prejudice to the generality of the above provisions, the Competent Authority may stipulate certain conditions or measures to control the air borne emissions and liquid effluents from industrial units. These measures shall be stipulated as conditions of the building permission.

Industries in the special industrial zone which emit liquid and gaseous effluents shall not be allowed to emit such effluent unless they are purified and rendered harmless from the public health point of view by provision of purification plants, as may be prescribed by the Competent Authority and/or the Gujarat Pollution Control Board.

22 MAINTENANCE AND UPGRADATION

22.1 MAINTENANCE OF BUILDINGS

22.1.1 RESPONSIBILITY FOR MAINTENANCE OF BUILDINGS

It shall be the responsibility of the Owner of a building to ensure that the building is kept in good repair, such that its structural stability is not compromised.

For the purpose of this regulation, buildings will be classified in two categories:

Class 1: All types of framed structures, factory buildings, cinema, auditorium and other public institutional buildings, schools and college buildings, hostels.

Class 2: Masonry-walled residential buildings constructed with height more than 9.00 m.

22.1.2 PERIODIC INSPECTION AND MAINTENANCE CERTIFICATE

All buildings in Class 1 and Class 2 shall require periodic inspection by a SEOR at intervals specified in Schedule 12. The SEOR shall inspect the building to ascertain and certify to the Competent Authority, that the building's structural stability has not been compromised due to lack of adequate maintenance along with a Structural Inspection Report. It shall be the responsibility of the Owner to submit the certificate to the Competent Authority no later than one month after the date on which inspection is due.

22.2 MAINTENANCE OF LIFTS AND ESCALATORS

22.2.1 RESPONSIBILITY FOR MAINTENANCE OF LIFTS AND ESCALATORS

It shall be the responsibility of the Owner of a building to ensure that lifts and escalators in the building are kept in good repair, such that their use is safe.

22.2.2 MAINTENANCE PROTOCOL

1. Maintenance protocol for lifts and escalators shall be as per:

(a) IS: 1860 – 1980 Code of Practice for Installation, Operation and Maintenance of Electric Passenger and Goods Lift;

(b) IS: 6620 – 1972 Code of Practice for Installation, Operation and Maintenance of Electric Service Lifts; and

(c) IS: 4591 – 1968 Code of Practice for Installation and Maintenance of Escalators.

2. The lift installation should receive regular cleaning, lubrication adjustment and adequate servicing by authorised competent persons at such intervals as the type of equipment and frequency of service demand.

3. In order that the lift installation is maintained at all times in a safe condition, a proper maintenance schedule shall be drawn up in consultation with the lift manufacturer and rigidly followed.

4. A log book to record all items relating to general servicing and inspection shall be maintained.

5. The electrical circuit diagram of the lift with the sequence of operation of different components and parts shall be kept readily available for reference by persons responsible for the maintenance and replacement, where necessary, to the satisfaction of the Competent Authority.

6. Any accident arising out of operation of maintenance of the lifts shall be duly reported to the Competent Authority.

22.3 MAINTENANCE OF FIRE PREVENTION AND SAFETY PROVISIONS

It shall be the responsibility of the Owner of a building to ensure that all the fire prevention and safety provisions in a building are kept in good working condition at all times. The fire prevention and safety provisions shall include all the fixed fire protection systems, installations, fire extinguishers, first aid kits, fire lifts and escape stairs provided in the building.

22.3.1 PERIODIC INSPECTION AND MAINTENANCE CERTIFICATE

For all buildings with height more than 15mts, the Fire Protection Consultant on Record shall inspect the building at intervals not more than 12 months to ascertain and certify to the Competent Authority that the building's fire safety has not been compromised due to lack of adequate maintenance.

23 CONFORMITY TO OTHER ACTS AND REGULATIONS

23.1 MINIMUM CLEARANCES FROM TRUNK INFRASTRUCTURE

The margins from the Building-unit boundary are as specified in Section C: Planning Regulations. Following clearances are to be observed, as applicable.

23.1.1 Minimum Clearances from Electrical Lines

For Building-units in the vicinity of Electrical Lines, clearances shall be provided between any building or part thereof and electrical lines according to the following table:

Table 23.1: Minimum Clearance From Centre Of Electrical Grid Line

Sr. No.	KV OF ELECTRICAL LINE	MINIMUM CLEARANCE FROM CENTRE OF ELECTRICAL GRID LINE (m)
1	220	17.50
2	132	13.50
3	110	11.00
4	66	9.00
5	33	7.50
6	22	3.00
7	11	2.50

23.1.2 MINIMUM CLEARANCES FROM PETROLEUM PIPELINES

Minimum Clearances to be provided between any building or part thereof and petroleum pipelines shall be 12mts from the centre of pipeline.

23.1.3 MINIMUM CLEARANCES FROM OIL WELL

Clearances to be provided between any building or part thereof and oil well shall be in accordance with provisions of the Oil Mines Regulations - 1984, under the Mines Act, 1952, in addition to these regulations.

23.1.4 MINIMUM CLEARANCES FROM WATER BODY

Minimum clearance shall be provided as per Performance Regulation 20.1.

23.2 NO OBJECTION CERTIFICATES (NOC)

Development Permission granted by Competent Authority on the basis of any document/NOC received is not final and conclusive. It shall be considered in true sense and meaning of concerned issuing Authority. This Authority has no legal responsibility for such development permission.

23.2.1 NOC FROM AIRPORT AUTHORITY

For Building-units within Airport Funnel Area and Critical Area and for Building Units with proposed height more than 25.00 m, NOC shall be required from the Airport Authority.

23.2.2 NOC FROM RAILWAY

For Building-unit within 30.00 m vicinity of Railway Boundary, NOC to be provided from the Railway Authorities and as amended from time to time.

23.2.3 NOC FROM COMMISSIONER OF POLICE

For Building-units with uses for Assembly, Religious, Hospitality, Party Plot and Fuelling Stations shall require an NOC from the Commissioner of Police.

23.2.4 NOC FROM JAIL AUTHORITY

For Building-units within 300.00 m vicinity of any Jail, an NOC shall be required from the Jail Authority.

23.2.5 NOC FROM FIRE OFFICER

NOC from Chief Fire Officer under Notification of the Gujarat Fire Prevention and Life Safety Measures Act, 2013.

23.2.6 NOC FROM ASI

Development in the vicinity of protected monuments shall be regulated and controlled in accordance with provisions of Archaeological Survey of India.

23.2.7 ENVIRONMENTAL CLEARANCE

Notification of Requirement of Environmental Clearance of Projects, 1994 (MOEF), Environment Protection Act, 1986 and Environment Protection Rules 1986.

23.2.8 NOC UNDER URBAN LAND CEILING ACT

In case of land considered within the Urban Land Ceiling (U.L.C.) Act, 1976 Limit, the applicant shall submit along with application:

1. The N.O.C. from the competent authority under the U.L.C. Act, 1976
2. An affidavit and indemnity bond in the prescribed form under the U.L.C. Act, 1976.

23.3 CONFORMITY TO OTHER ACTS**23.3.1 FACTORIES ACT 1948 AND FACTORIES RULES UNDER THE GOVT. OF GUJARAT****23.3.2 GAS CYLINDERS RULES 1981****23.3.3 EXPLOSIVES RULES 1983 UNDER INDIAN EXPLOSIVES ACT 1884****23.3.4 MANUFACTURE, STORAGE AND IMPORT OF HAZARDOUS CHEMICALS RULES 1989**

24 DEVELOPMENT REQUIREMENTS FOR RESIDENTIAL ZONE ADJOINING 90 M WIDE OUTER RING ROAD

24.1 MAXIMUM PERMISSIBLE F.S.I.

- The Maximum Permissible F.S.I. shall be 4.0
- F.S.I. more than 0.6 shall be available on payment of 40% of the prevalent Jantri rate.

24.2 MAXIMUM PERMISSIBLE HEIGHT

The Maximum Permissible Building Height shall be regulated according to the width of the road on which it abuts as prescribed below:

Table 24.1: Maximum Permissible Building Height on 90 m O.R.R.

Sr. No.	ROAD WIDTH	MAXIMUM PERMISSIBLE BUILDING HEIGHT (m)
1	12.00 m and less than 18.00 m	25.00
2	18.00 m and less than 45.00 m	45.00
3	45.00 m and above	70.00

24.3 MARGINS

24.3.1 ROAD SIDE MARGINS

The Road Side Margin in a Building Unit shall be regulated by the Road width it abuts on as mentioned in the table below:

Table 24.2: Road Side margins on 90 m O.R.R.

Sr. No.	ROAD WIDTH	ROAD SIDE MARGIN (m)
1	12.00 m and up to 18.00 m	6.00
2	18.01 m and up to 30.00 m	7.50
3	30.01 m and up to 40.00 m	9.00
4	40.01 m and more	12.00

24.3.2 MINIMUM SIDE AND REAR MARGINS

The Side and Rear Margins in a Building Unit shall be regulated by the Building Height as mentioned in the table below:

Table 24.3: Side and Rear Margins on 90 m O.R.R.

Sr. No.	BUILDING HEIGHT	REQUIRED MARGINS (m)
1	Up to 15.00 m	3.00
2	15.01 m up to 25.00 m	4.50
3	25.01 m up to 45.00 m	6.00
4	45.01 m up to 70.00 m	8.00

24.3.3 MINIMUM MARGIN BETWEEN BUILDINGS

Minimum distance between two buildings shall be as per the table below:

Table 24.4: Minimum Margin between buildings on 90 m O.R.R.

Sr. No.	BUILDING HEIGHT	REQUIRED MARGINS (m)
1	Up to 15.00 m	4.50
2	15.01 m up to 25.00 m	6.00
3	25.01 m up to 45.00 m	9.00
4	45.01 m up to 70.00 m	12.00

If more than one buildings next to each other have different heights, margin required for the tallest building shall be applicable.

24.3.4 MARGINS FROM COMMON PLOT

Table 24.5: Margins for Common Plots on 90 m O.R.R.

Sr. No.	BUILDING HEIGHT	REQUIRED MARGINS (m)
1	Up to 25.00 m	3.00
2	Above 2500 m	6.00

24.4 INTERNAL OPEN SPACE

The minimum width of any interior open to sky space used for light or ventilation of the rooms shall be regulated based on the smaller side of this open space as follows:

Table 24.6: Minimum Width of Any Interior Open To Sky Space on 90 m O.R.R.

Sr. No.	BUILDING HEIGHT	MIN REQUIRED LENGTH OF SIDES OF OTS (m)
1	Up to 15.00 m	1.80

2	Above 15.00 m and up to 25.00 m	2.50
3	Above 25.00 m and up to 45.00 m	3.00
4	Above 45.00 m	4.50

24.5 PARKING

Parking spaces for vehicles shall be provided within the Building Unit for every new building and / or extension in existing building constructed for the first use and / or when the use of old building is changed to any of the uses mention in the table below.

Table 24.7: Parking Requirements on 90 m O.R.R.

Sr No.	TYPE OF USE	MINIMUM PARKING SPACE REQUIRED	VISITOR'S PARKING & REMARKS
1	(a) Residential Building Detached / Semi Detached / Plotted Development (b) Flats / Apartments	(a) 1 Car parking- for more than 80 sq.mts and up to 300 sq.mts of Total permissible F.S.I. area. Additional 1 car parking for every 100 sq.mts. additional F.S.I. area. (b) 25 % of Total permissible F.S.I.	10% of the required parking space
2	Residential Mixed use (residential + Commercial)	(c) For respective Residential use provided as (a) or (b) above as the case may be. (d) for respective Commercial use 50 % of Total permissible F.S.I.	10% of the residential parking requirement and 20 % of the commercial parking.
3	Assembly building	50 % of total permissible F.S.I.	20 % of the required parking
4	Stadium	1 sq.mts. per person of the total stadium capacity.	-
5	Mercantile, business, religious and institutional buildings	50 % of total permissible F.S.I. In case of hospitals and nursing homes, additional parking for ambulance shall be provided at	20 % of the required parking

		the ground level.	
6	Educational (a) primary school (b) Secondary and higher Secondary schools (c), colleges and coaching classes	(a) 25 % of the total utilised F.S.I. (b) 45 % of the total utilised F.S.I. (c) 40 % of the total utilised F.S.I. Facility for drop-off and pickup shall be provided within the premise	10 % of the required parking

24.5.1 GENERAL REQUIREMENTS FOR PARKING

1. Parking requirement for a Mixed Use development shall be calculated on prorated basis of the F.S.I. consumed specific to the different uses.
2. In cases where more parking space is requested, the Competent Authority may grant the permission for providing parking in basement or at upper floors with specific conditions.
3. Parking as Visitors parking shall be provided at the ground level only.
4. 50% of all required parking shall be provided for cars.
5. If Podium is used for parking than height may be relaxed.
6. For multilevel parking, ramp shall be necessary
7. Parking shall not be allowed within or at Atrium level.
8. Parking for disabled people shall be provided for all buildings other than detached and semi-detached dwelling units.
9. In cases where misuse of parking space is noticed, the use of the entire building shall be discontinued by the Competent Authority. Building use shall be permitted only after the required parking spaces are provided. High penalty shall be levied considering the period of misuse of the parking space and the benefit derived out of misuse as decided by the Competent Authority from time to time.

24.6 BASEMENT

In a Building Unit, the Basement shall be permitted on the following conditions:

- 1.No Basement shall be permitted in the required Road side marginal space.
- 2.Basement shall be permitted under common plot, internal road and internal marginal space for exclusive use of parking only.
- 3.Basement may be provided in one or more level.
- 4.The Competent Authority may permit a multi-level basement if the parking space available at ground level and in first basement (basement level-1) is not sufficient, for reasons stated in writing by applicant.
- 5.Maximum Height of the Basement shall be 3.80 m from finished basement floor level to finished upper level and minimum height shall be 2.80 m.
6. No able use shall be permitted in the basement.
7. Any use other than parking is permitted only in basement level-1 up to a maximum area of 15% of the total ground coverage of the basement floor. This non-parking area shall be calculated towards the computation of F.S.I..
8. No water connection or drainage connection shall be permitted in the Basement. In no case shall a connection with normal drainage line be provided in the Basement.

24.7 INTERMEDIATE OPEN FLOOR

For social gatherings, play area for children, sky-lobbies for change of elevators, water storage tank, Swimming pool and Health club, etc. Built-up and F.S.I. not to be counted.

24.8 DIFFERENTLY ABLED PEOPLE REGULATION TO BE FOLLOWED IN ALL THE BUILDINGS AS PER PROVISION IN THE CHAPTER 27.

24.9 USES NOT PERMISSIBLE

Cottage industries, light home workshop etc., lodging house boarding

House, Slaughter house, Obnoxious and hazardous uses, steel stock yard, truck terminal, saw mill, timber mart, ice factory and cold storage, junk yard, non-obnoxious and non-hazardous industries, wholesale market, ware houses, storage of perishable and inflammable goods, hospital for infectious and contagious diseases, mental hospital, jail, Dying house, etc.

NOTE

Notwithstanding anything Contained in this Chapter, The Regulations mentioned in other Chapters shall be Applicable.

25 GREEN BUILDING INCENTIVES

It has been decided that the proposals for obtaining Green Building approval in respect to Building and construction projects which has obtained Green Building rating (Pre –Certification or Provisional Certification) under the rating programs of GRIHA, IGBC including LEED India, etc by integrating high level of environmental norms into their building plans, shall get priority for their consideration, out of turn, by the Expert Appraisal Committee / State level Expert Appraisal Committee, as the case may be.

Table 25.1: Rebate in F.S.I. for Green Buildings Along With Rating System

GREEN BUILDING RATINGS			INCENTIVES
IGBC	LEED	GRIHA	Rebate in Paid F.S.I
Silver	Silver	**	3%
Gold	Gold	***	5%
Platinum	Platinum	*****	7%

NOTE

The rebate shall be allowed in F.S.I.

- 1.All the Government and Public buildings shall compulsorily follow the Green Building Norms and shall achieve appropriate Standards
- 2.The building must once in 5 years get the maintenance certificate from GRIHA
3. In case default and not conforming with the Green Building regulations, the applicant shall be penalized in terms of amount equivalent to the incentive given.

26 DEVELOPMENT OF LOW COST HOUSING

26.1 SCOPE

These regulations shall be applicable to development of schemes for socially and economically backward class of people for economically weaker section of the society and for low cost housing only undertaken by public agencies, co-operative societies Government or Semi Government bodies, Registered Developers.

26.2 PLANNING

The type of development for housing for socially and economically backward class of people and for low cost housing, block development as group housing.

1. The maximum permissible density in Dwelling shall be 225 dwelling per hector .
2. The minimum and the maximum plot size shall be between 18 sq.m. and 40. sq.m. respectively with built up area not exceeding 70% of the plot area leaving front as well as rear margin of 1.50 m.
3. The minimum frontage of plot shall be 3.00 m in width.
4. At every 20 such continuous plots 2.00 m wide space open to sky shall be provided.
5. The maximum numbers of stories in a building construction on the plot shall be ground plus one upper storey only. Parking on stilts or hollow plinth shall be allowed.
6. Common plot at the rate of 10% percent of the area of the plot/ land developed shall be provided for open space/ community open space which shall be exclusive of approach roads , path ways, or margins .

26.3 GENERAL BUILDING REQUIREMENTS

1. The minimum height of the plinth shall be 30.00 cm from the top surface of approach road or path way.
2. The maximum floor space index permissible shall be 1.8. (No paid F.S.I. shall be available)
3. (a) The size of living room , bed room shall not be less than 8 sq.m. with minimum width of 2.40 m.
- (b) (i) Size of independent Bath-room and W.C. shall be 0.90 sq.m. with minimum width of 0.90 m each.
- (ii) Size of combined bath room and W.C. shall be 1.80 sq.m. with minimum width of 1.00 m.
4. (i) The minimum height of room shall be as under:

Living room : 2.40 m

Kitchen room : 2.40 m

Bath /W.C. : 2.10 m

Corridor : 2.10 m

(ii) In case of the slopping roof the average height of the roof shall be 2.10 m and the minimum height of the eaves shall be 2.40 m.

(iii) The minimum slopes of the slopping roof ,shall be 30° for G.I sheets , asbestos sheets or tiled roof while for R.C.C slopping roof , the minimum slop shall be 12° .

5. The opening through windows , ventilators and other opening for light and ventilation shall be as under:

(i) One tenth of the room floor area.

(ii) For W.C. and bath not less than 0.20 sq.m.

The minimum width of stair case shall be 0.75 m. The maximum height of the riser shall be 20.00 cm. The minimum width of the tread shall be 22.50 cm The minimum clear head roof of the stair case shall be 2.10 m.

(iii) There shall be one staircase for every 12 (twelve) dwelling units or part thereof.

26.3 ROADS AND PATH WAYS

1.The area under the roads and pathways in such housing project shall normally not exceed 20% of the total area of the project.

2. Access to the dwelling units where motorised vehicles are not normally expected shall be by means of paved foot paths with right of way of 6.00 m and pathways of 2.00 m only . The right of way shall be adequate to allow for plying of emergency vehicles and also for side drains and plantation.

3. Where motorable access ways are not provided and pedestrian path ways are provided the minimum width of such path way shall be 4.00 m, which shall not exceed 50.00 m in length.

26.4 MINIMUM REQUIRED: ACCOMMODATION

1. The minimum accommodation provided in every dwelling unit shall be one living room and a W.C. where there is a drainage system , the agency developing the area shall install and maintain the internal drainage system. where there is no drainage system the individual soak-pit shall be provided as per provision of National Building Code.

2. The loft if provided in the room shall not cover more than 30 % of the floor area of the room.

26.5 STRUCTURAL REQUIREMENTS

1. Load bearing walls of the building shall be of Brick stone or pre cast block in any mortar. in the case of R.C.C framed structure or wooden framed structure filler walls may be of suitable local materials.

2. Roof of the building shall be of galvanized iron sheets, asbestos sheet , tiles roof or R.C.C. roof .in the case of upper storied buildings middle floor shall be of wooden or R.C.C. and rest as per choice.

3. Doors and windows of building shall be of any material.
4. Rest of the work of building shall be as per locally available resources and as per choice.
5. For structural safety and services Regulations 19 a shall be applicable.

27 ACCESS FOR PHYSICALLY CHALLENGED PERSONS

27.1 SCOPE

These regulations are applicable to all buildings and facilities used by the public including Hospitals, Clinic, Educational Institutions of all types, Government Buildings, etc. It does not apply to private & public residences.

27.2 ACCESS PATH / WALK WAY

Access path from the entry and surface parking to Building entrance shall be minimum of 1800mm wide having even surface without any steps. Slope if any, shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons. (hereinafter referred to as "guiding floor material" as explained in Regulation No.27.16"). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

27.3 PARKING

For parking of vehicles, the following provisions shall be made:

- (a) Parking should be within 30.0 m of the main entrance of the building.
- (b) The width of parking bay shall be minimum 3.60 m. Overall minimum dimensions shall be 3.60 m x 4.80 m.
- (c) The parking should have the international signage (as explained in Regulation No.17) painted on the ground and also on a sign post/board put near it.
- (d) Required number of reserved parking spaces shall be as below

Table 27.1: Required No. of Reserved Parking Spaces for Physically Challenged People

SPACES IN PARKING LOT	REQUIRED NO. OF RESERVED PARKING SPACE
1-25	1
26-50	2
51-75	3
76-100	4
101 and above	5 plus 1 per 25 above 100

27.4 APPROACH

Every building or block should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

27.5 RAMP

- (a) Surfaces of ramp and landing shall be finished with non-slip material to enter the building.
- (b) Minimum width of ramp shall be 1200 mm.
- (c) Maximum gradient of 1:12.

(d) Inclined stretch of a ramp shall not exceed 9.0 meters having handrails at a height of 850 mm - 900 mm on both sides extending 300 mm beyond top and bottom of the ramp.

(e) Minimum gap from the adjacent wall to the handrail shall be 50 mm.

27.6 STEPS AND STAIRS

(a) Uniform risers : 150 mm and treads : 300 mm.

(b) The steps should have an unobstructed width of at least 1200 mm.

(c) The landing should be at least 1200 mm long, clear of any door swing

(d) Stair edges should have bright contrasting colours : 50 mm minimum (e) The maximum height of flight between landing to be 1200 mm.

(f) Stairs should have continuous handrails on both sides including the wall (if any) at a height of 850 mm - 900 mm.

(g) Nosing to be avoided.

27.7 ENTRANCE LANDING

Entrance landing shall be provided adjacent to ramp with the minimum dimension of 1800 mm x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with guiding floor material. Landing shall have a non-slip surface with a textured finish. Curbs wherever provided should blend to a common level.

27.8 CORRIDORS

(a) Should have an unobstructed minimum width of 1500 mm

(b) All protruding objects more than 100 mm from the wall to be placed either in a niche or above 2100 mm from the floor

(c) Guiding floor material shall be provided

27.9 DOORS

(a) Minimum clear opening of the door shall be 900 mm and it shall not be provided with a step that obstructs the passage of a wheel chair user.

(b) Threshold shall not be more than 12 mm

(c) Doors should not open into corridors

(d) A distance of 450 mm should be provided beyond the leading edge of the door

(e) Should be fitted with lever action locks and D-handles of circular section. Knob handles should be avoided.

(f) Kick plates are recommended 300 mm from bottom

27.10 LIFTS

(a) Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following minimum cage dimensions of

Clear internal depth : 1100 mm Clear

internal width : 2000 mm

Clear door width : 900 mm

(b) A hand rail not less than 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel.

(c) The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.

(d) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 m/sec.

(e) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage is either open or closed.

27.11 TOILETS

One special W.C in a set of toilet shall be provided for the use of handicapped persons with essential provision of wash basin near the entrance with proper signage.

(a) The minimum size shall be 1500 mm x 1800 mm.

(b) Minimum clear opening of the door shall be 900 mm and the door shall be swing out.

(c) Suitable arrangement of vertical / horizontal hand rails with 50 mm clearance from wall shall be made in the toilet.

(d) The top of the W.C seat shall be 500 mm from the floor. e) Should have slip resistant flooring.

(f) Wash basin shall have a knee space of at least 760 mm wide by 200 mm deep by 650 mm - 680 mm height with lever type handle.

(g) Shall be provided with a switch that activates an emergency alarm.

27.12 DRINKING WATER

Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.

27.13 SERVICE AND INFORMATION COUNTERS

Public dealing counters and writing surfaces should not be more than 800 mm from the floor, with a minimum clear knee space of 650 mm - 680 mm height and 280 mm - 300 mm deep.

27.14 RELAXATION

In the buildings meant for the predominant use of the children, it will be necessary to suitably alter the height of the handrails and other fittings & fixtures etc.

27.15 CONTROLS

Window lever and electrical control should be maximum in the range of 450 mm to 1200 mm from the floor.

27.16 EXPLANATORY NOTES

1. GUIDING / WARNING FLOOR MATERIAL

The floor materials to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor materials. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding / warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas:-

- (a) The access path to the building and to the parking area.
- (b) The landing lobby towards the information board, reception, lifts, stair-cases and toilets
- (c) Immediately at the beginning / end of walkway where there is a vehicular traffic.
- (d) At the location abruptly changing in level or ramp.
- (e) Immediately in front of an entrance / exit and the landing.

2. HANDRAILS

- (a) Should be circular in section with a diameter of 40 mm - 45 mm.
- (b) At least 45 mm clear of the surface to which they are attached.
- (c) At the height of 850 mm - 900 mm from the floor
- (d) Should extend by at least 300 mm beyond the head and foot of the flight and ramp and should be grouted in the ground.
- (e) Should be of contrasting colour.

3. PROPER SIGNAGE

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signage. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision. Whereas visual signals benefit those with hearing disabilities.

There should be directional signs guiding handicapped people to the various facilities. Signs should be mounted between 1400 mm and 1600 mm from the floor level and should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired persons information board in Braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking there

should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols /information should be in contrasting colour. and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol mark for wheel chair as shown below be installed at the lift, toilet, staircase, parking areas etc., that have been provided for the handicapped.

4. WHEEL CHAIR

Chair used by disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm x 750 mm.

28 SUPPLEMENTAL AND MISCELLANEOUS PROVISIONS

28.1 INTERPRETATION

If any question or dispute arises with regard to interpretation of any of these regulations the decision of the Competent Authority shall be final.

28.2 DISCRETIONARY POWERS

(a) In conformity with the intent and spirit of these Regulations, the Competent Authority may:

(i) Decide on matters where it is alleged that there is an error in any order, requirement, decision, determination made by any Competent Authority under delegation of powers in Regulations or interpretation in the application of these Regulations.

(ii) Interpretation of road alignment as per site situation.

(iii) If a line of the zone divides a plot into two different zones the approval in the land falling under non-permissible zone shall be given up to 25% of land subject to maximum area up to 1000 sq. m. in respective permissible zone.

(iv) Authorize the erection of a building or the use of premises for a public service undertaking for public utility purposes only, where he finds such an authorization to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any land use classification.

(b) In specific cases where a clearly demonstrable hardship is caused, the Competent Authority may for reasons to be recorded in writing, by special permission permit any of the dimension prescribed in these Regulations to be modified, except those relating to floor space Indices unless otherwise permitted under these regulations, provided that the relaxation that will not affect the health, safety, fire safety, structural safety and public safety of the inhabitants of the building and the neighbourhood.

28.3 APPEAL COMMITTEE

The authority shall form an appeal committee consisting of:

1. Chairman, SUDA (Chairman)
2. Municipal Commissioner, S.M.C.
3. Chief Executive Authority of SUDA (Member Secretary)
4. Senior Town Planner of SUDA
5. Director of Planning, S.M.C.
6. Representative of I.C.E.A.
7. Representative of S.V.N.I.T.

The decision of the committee in such case shall be final.

This Committee shall only function for any dispute arising for interpretation of the Development Control Regulation. In case of any person referring his case to the committee, the person shall have to pay appeal fee equal to the amount paid as scrutiny fee to Surat Urban Development Authority.

29 ZONING AND USE PROVISIONS

Table 29.1: Land Use Table

Sr. No.	Zone	Type of development for which the zone is primarily intended	Type of development, which may be permitted by Competent Authority	Type of development, which may not be permitted	Remarks
01	02	03	04	05	06
1	Residential zone	<p>a) All type of Residential Dwellings, Apartments, Chawls, Flats, Raw Houses, Tenements, EWS Housing, Play fields, gardens, gymnasium, swimming pool, training centre, fitness centre, etc.</p> <p>b) Pre-primary and primary schools, dispensary, clinic, maternity home, Nursing home, pathological laboratory, Service Establishment(Residential), hospitals</p> <p>c) The part of residential building may be permitted to use as office in case of professional requirements such as advocates, doctors, architects, engineers, chartered accountants, etc. bank, public buildings, educational institutions, such as secondary, high school, college, technical and vocational educational institutions, research institutions,</p>	<p>a) petrol pump with or without service station.</p> <p>b) Development Activities related to tourism sponsored / recommended by tourism Department of Government.</p> <p>c) diamond industries</p> <p>d) development activities related to Information technology</p> <p>The above uses shall be permitted in accordance with the provisions of regulation No.9.1</p>	<p>Obnoxious and hazardous uses, steel stock yard, truck terminal, saw mill, timber mart, ice factory and cold storage, junk yard, non-obnoxious and non-hazardous industries, wholesale market, ware houses, storage of perishable and inflammable goods, hospital for infectious and contagious diseases, mental hospital, jail, Dying house, LPG cylinder godown etc.</p>	<p>a) All permissible non-residential uses in residential zone may be permitted in a residential dwelling only on ground floor or any other floor with separate means of access/staircase from within the building or outside the building but not within the prescribed marginal space.</p> <p>b) Club house, party plot, wadi, community hall, auditorium, town hall, public assembly shall be permitted as specified in note under this table.</p>

		<p>library, coaching classes, community hall, auditorium, town hall.</p> <p>(d) Cottage industries not involving use of or installation of any machinery driven by power of any kind and which do not create noise, vibration, fume, dust etc. provided that such home occupations and cottage industries shall not be permissible in the tenement dwellings or flats; service establishment (residential), light home workshop, etc. lodging house ,boarding house,etc.</p> <p>Commercial uses such as shopping / commercial centre, restaurant, hotel, hostel, indoor hospital, nursing home, surgical hospital, etc. subject to provisions of regulation no.9.1</p> <p>e) Theatre, Multiplex, Convention Centre, Party Plot</p> <p>f) Religious places such as temple, church, mosque, gurudwara, synagougue, upashraya,, sant niwas</p>			
2	Restricted residential	Only EWS Housing and Low Cost Housing	-	-	-

	use				
3	Gamtal as defined under regulation no. 2.60	All uses mentioned in Col. 3 of zone at Sr. No.1.	All uses mentioned in Col.4 of zone at Sr.No.1	All uses mentioned in Col. 5 of zone at Sr. No. 1, college, community hall, auditorium, town hall, vocational and technical education institutions, Cinema Theater, starred hotel, coal depot, storage of perishable and inflammable goods,	As mentioned Col. 6 of zone at Sr. No.1. Note: No development of non-residential building except dispensary and domestic flour-factory shall be permitted on roads having width less than 7.50 m <i>Petrol</i> pump, filling station or filling cum service station and CNG Filling Station Are Permitted ON 18.00 m wide Road or more than 18.00 m wide Road.
4	Commercial Zone	All uses mentioned in Col. 3 of zone at Sr. no. 1 use excluding residential, however hostel, cottage industry, clinic and primary school is allowed. Wholesale market and their ancillary uses, shopping malls, ice factory and cold storage, ware houses, godowns, transport terminal for goods and passengers, kerosene depot, steel stock yard, timber stock yard (lati), Junk yard (kabadi), saw mill, stone cutting and polishing industries. LPG Cylinder storage depot and delivery centre, storage of perishable goods, petrol pump with or without service station, cinema , cinema video hall, coal depot, newspaper printing press.	Development activities related to tourism sponsored/ recommended by tourism corporation of Government building, residential dwellings	As mentioned in Col.5 of zone at Sr.No.1 Obnoxious and hazardous uses, non-obnoxious and non-hazardous industries, hospitals for infections and contiguous diseases, mental hospital, jail.	As mentioned in Col.6 of zone at Sr.No.1 Residential use is permitted but regulations of commercial zone shall be applicable.

5	General Industrial Zone	<p>a) All Industries except obnoxious and hazardous industries .</p> <p>b) Restaurant, canteen, bank, business building</p> <p>c) Development activities related to tourism sponsored/ recommended by tourism corporation of Government.</p> <p>d) Storage-warehouse, godown, cold storage, ice factory, steel stockyard</p> <p>e) Residential up to 20% FSI,</p> <p>f) Hotel, guest house, lodging, boarding, service apartment Auto-repair workshop, wood workshop, fabrication workshop, garage</p>	<p>a) Storage of inflammable goods such as petrol, diesel, crude oil and kerosene. Residential dwelling only for industrial workers and other public utility service staff working within the industrial premises, quarrying of gravel, sand, clay and stone. Dumping of solid industrial wastes (subject to N.O.C. and conditions laid down by Pollution Control Board)</p> <p>b) All uses mentioned in Column (4) of zone at Sr. No. 1</p>	Obnoxious and hazardous industries, mental hospital, hospital for infectious & contagious diseases, jail, dwelling except mentioned in Col 4 of this zone.	If mixed development is asked regulations relating to industrial zone shall be applicable.
6.	Obnoxious and hazardous industrial zone	<p>a) All obnoxious and hazardous industries, storage of inflammable goods.</p> <p>b) Slaughter houses, meat processing units, leather processing</p>	Residential dwelling only for industrial worker and other public utility services buildings for staff working within the industrial premises, shops, Restaurants, canteen and bank , business building .	Residential dwelling except mentioned in Col. 4 of this zone. Hospital for infectious and contagious diseases, mental hospital, jails.	

			Quarrying of gravel, sand clay and stone. Dumping of solid industrial wastes, garbage disposal, treatment plant for solid or liquid industrial /domestic and hospital wastage (subject to N.O.C. and conditions laid down by Pollution Control Board)		
7.	Educational Purpose	Schools, Colleges, University, Educational Buildings, research institutions, hostels, boarding houses, staff quarters, Banks, canteens, sports complex gymnasium, dispensary, auditorium, library.	Retail shops & restaurants as a part of educational institute. Development activities related to Information Technology.	All other uses not mentioned in Col. 3 and Col.4. of Sr. No. 6	The built-up area shall not exceed 30% of the area of the building Unit/Plot.
8.	Recreational Zone	Recreation of any type, Residential accommodation and shops incidental to recreation, aquarium, natural reserve and sanctuary race track, shooting range, zoo, nursery, stadium, botanical garden, planetarium, amusement park, swimming pool, exhibition and mela, drive-in-cinema, motion picture hall, cinema, restaurants, party plots, recreational use of water park, sports complex	Farm houses, educational and Medical institutions (excluding infectious and contagious diseases, mental hospital) Hotels as per norms notified by the tourism Corporation of Gujarat.	All other uses not mentioned in Col. 3 & 4.	<p>1) More than one farm house may be permitted provided the minimum area required for farm house is satisfied as mentioned in Col. 6, at Sr. No. 8.</p> <p>2) Building to be constructed at a distance of not less than 30 mts. from the road, on which it abuts.</p> <p>3) The built up area (ground</p>

					<p>coverage) shall not exceed 15% of the plot area.</p> <p>4) The maximum permissible F.S.I. shall not exceed 0.25.</p> <p>5) Along khadi, canal, railway line afforestation/ solar panels/ garden shall be permitted. This area shall be treated as original plot when TP scheme is prepared and buildable final plot shall be allotted during reconstitution.</p>
9	Agricultural zone	Horticulture, poultry keeping subject to the N.O.C./approval and conditions laid down by the Department of poultry, Dairy Development, fisheries, animal rearing and breeding, open storage of drying manure. Farm house located in land of not less than 4000 sq.m., Camp for recreation of any type natural reserves and sanctuaries, race track, shooting range, zoo, nursery, stadium, botanical garden, agricultural equipment, repair of tools and equipment of agricultural use, tannery, saw mill, timber depot, uses pertaining to	Slaughter house, touring cinema, drive-in-cinema, video cinema, storage of inflammable materials and explosive goods subject to NOC/Approval and conditions laid down by concerned department/ authority dealing with such work. Dumping of solid industrial waste subject to N.O.C. and conditions laid down by Pollution Control Board. Institutional Buildings, govt., semi	<p>All other uses not mentioned in Col. 3 and Col. 4.</p> <p>All other uses not mentioned in Column. No.3 and 4.</p>	<p>1) Building to be constructed at a distance of not less than 30.00 m from the road, on which it abuts.</p> <p>2) Permissible Built-up area (ground coverage, only one footprint)</p> <p>a) For farm house it shall not exceed 5% of the land area with maximum permissible height 7.50 m.</p> <p>b) Agrobased uses activities for this zoning regulation,</p>

		<p>processing of agro/farm/milk products, institutional uses, vocational training centre, for agriculture purposes wayside shops, restaurant, ice factory & cold storage, godowns and warehouses subject to N.O.C./approval & conditions laid down by warehousing corporation/ FCI/ Appropriate Govt./ Semi Govt. Department, transport nagar and truck terminal, hospital for infectious and contagious diseases, mental hospital and sanitarium subject to NOC/Approval and conditions laid down by Civil Surgeon. Petrol pump with or without service station, garages, and workshop, Studio, roofing tiles and cement pipes, brick kiln, mining and quarrying, cemetery and burial ground, jail. Camp, for recreation of any type, club, aquarium, , planetarium, amusement park. Development activity related to tourism sponsored/recommended by tourism Department of the Government.</p> <p>1) Recreation of any type,</p>	<p>govt. buildings, Buildings of public sector undertakings, Garden houses, petrol filling station, educational and Medical institutions(excluding infectious and contagious diseases, mental hospitals), Training and research centres, building for autonomous bodies related to their activities statutory organisations, convention centres. Development activities related to Information Technology.</p>	<p>ground coverage shall not exceed 5% of the land area with Maximum permissible height 7.50 m.</p> <p>In case of public and semi-public uses and buildings of charitable & religious purposes the competent authority may permit development activities to the extent of 15% of the land area with maximum permissible height 10 m (G+1). The above restriction of built up area shall not apply to the following uses subject to maximum ground coverage of 15 % of the land with maximum permissible height 10.00 m (G+1).</p> <p>i) Education, Hospital for infectious and contagious disease, mental hospital, sanitarium.</p> <p>ii) Jail.</p> <p>iii) Transport nagar & truck terminal.</p> <p>iv) Slaughter house, cold storage.</p> <p>v) Govt./Semi-Govt./ FCI godowns and warehouses and Charitable Trust.</p> <p>vi) Development</p>
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		Residential accommodation and shops incidental to recreation, aquarium, Natural reserve and sanctuary race track, shooting range, zoo, nursery, stadium, botanical garden, planetarium, amusement park, swimming pool, exhibition and mela, drive- in -cinema, motion picture hall, cinema, restaurants, party plots, recreational use of water park, Resorts, hotels as per norms notified by the tourism corporation of Gujarat.			<p>Activities related to tourism approved by tourism Department of Government.</p> <p>c) Only basement, Ground floor, and first floor structure may be permitted, however, the structure for storage of inflammable material and explosive goods shall be single storied only.</p> <p>3) For poultry farm, sheds of floor height upto 10.00 m (G+1) at the ridge level of the roof with perforated jali on all sides, maximum 25% ground coverage shall be permitted.</p> <p>Note: Parking in Ground Floor shall not be counted towards the height of the building.</p>
10	Village Extension Area (Villages/ Gamtal falling within agricultural zone only for natural	All uses of residential zone permitted in Col. 3 at Sr. No.1.	All uses of residential zone permitted in Col. 4 at Sr. No. 1, Cinema, Light industries, medium industries.	All uses mentioned in Col. 5 of residential zone at Sr. No. 1.	<p>For natural growth of village</p> <p>1) Village extension area adjoining the existing Gamtal limit will be for development of the village for its natural growth.</p> <p>2) For the natural growth of the village, the development permission for uses mentioned in Col. 3 and 4 of Sr. No. 1</p>

	growth of the village)				<p>may be permitted in area adjoining existing villages in revenue survey nos. outside existing gamtal within -</p> <p>a) 200 m from the limits of existing gamtal if population of village is less 5,000 as per census 2011 and</p> <p>b) 300 m if population is more than 5,000</p> <p>3) Provisions of regulation no. 9 and 10 shall be applied excluding the provisions as mentioned in addition to the above conditions, other development control regulations mentioned in these regulations , shall be applicable for the development.</p> <p>Note: After the publication under section 13, amalgamation of city survey no. of Gamtal area shall not be considered for Gamtal Extension.</p>
11	Logistics zone	a) Semi-detached dwelling unit, Row House, Tenement, Cottage Industry, Apartment, Hostel, <i>Dharamshala</i> (up to max. of 20% of utilised FSI with units of built-up area of 66 sq.m.)		All uses other than mentioned in col. (3) of Sr. No. 11	

	<p>b) Shop, Restaurant, Shopping Centre, Shopping Mall, Wholesale Market</p> <p>c) Offices for Individuals, Corporate Offices, Call centres, Training Centres, Clinic, Fitness Centre, Nursing Home</p> <p>d) Temples, Church, Mosque, Gurudwara, Synagogue Upashraya, <i>Sant Niwas</i></p> <p>e) Guest House, Lodging and Boarding, Hotel, Serviced Apartment</p> <p>Community Hall, Banquet Hall, Convention Centre, Exhibition Hall, Auditorium, Planetarium, Stadium, Museum, Exhibition Halls, Theatre, Multiplex, Drive-in Cinema, Clubs, Golf Course, Party Plot, Garden Restaurants</p> <p>f) Auto Repair Workshop, Wood Workshop, Fabrication Workshops, Public-Garage</p> <p>g) All type of Light, Service Industries, Small Factories, Warehouses, Newspaper Printing</p>				
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		<p>Press, Concrete Batching Plant, stone cutting and polishing; Poultry Farm, Dairy , Assembly Plant</p> <p>h) Truck Terminal, Bus Terminal</p> <p>i) Warehouse, Godown, Cold Storage, Timber Mart, Steel Stockyard, Ice Factory</p> <p>j) Post Office; Postal, Telegraph, and Communication Networks; Police Station, Jail, Government and Semi-government Medical Facility; Ward and Zonal Offices for Appropriate Authority, Public Library, Civic Centre, Offices for Government and Semi-government, Banks</p> <p>k) Sub-station, Bus Station and Terminals, Fuelling Station, Parking, Multi-level Parking; Infrastructure for Water Supply, Purification Plant, Pumping Station, Electricity Sub-station; Drainage, Sanitation, Domestic Garbage Disposal Collection, Solid Waste Transfer Station; Pumping Station, Electricity, Purification Plant, Fire Stations</p>			
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NOTE

NA order issued by the Competent Authority on or before 09.12.2015 shall be held valid only for the purpose for which it was issued. Development permission must be obtained under provisions of the Gujarat Town Planning and Urban Development Act, 1976 considering such NA order.

SCHEDULE 1: LIST OF BUILDING WORKS THAT DO NOT REQUIRE DEVELOPMENT PERMISSION

No Development Permission shall be required for undertaking the following alterations and minor works in all buildings except those buildings, buildings in precincts, precincts and natural features listed by the Heritage Conservation Committee. The following alterations shall have to conform to the Development Regulations.

1. Repairing doors and windows in the same location including change in size
2. Making new openings for doors and windows
3. Closing of door or window opening on the external wall
4. Rebuilding an existing wall, repairing the wall including plastering the wall
5. Changing roof tiles, roof type, increasing the height of the wall to change the slope of the roof and repairing the roof without increasing the existing room height.
6. Constructing a new staircase in places of the existing one, including changing its location
7. Changing or repairing flooring at any floor or height. This only includes wood, stone and metal flooring and does not included RCC flooring
8. Reducing or increasing the height of the plinth and constructing new steps within the Building-unit
9. Constructing new lofts allowed as per regulations including repairing them
10. Constructing a new toilet block within the Building
11. Internal partitions within the Building
12. Constructing a parapet, railing, compound wall or wire fencing
13. Construction of a water tank or wash area in open area of the Building-unit or terrace for residential use only.(This does not included building a Swimming pool or tanks for commercial use)
14. Construction of Water Closets as required by the Health Department
15. Constructing and repairing weather protection
16. Installing metal grill in verandah or courtyard

NOTE

1. It shall be necessary to ascertain that the work carried out is as per the regulations and if found in violation, legal action may be taken.

2. Prior to deciding not to take any action on the above mentioned works, a review will be required if this construction does not pose any danger or due to this construction there is no danger to other parts.
3. If the construction is falling under Road line, then an agreement or deposit according to Corporation Act, clause 201 (5).

SCHEDULE 2: MANDATORY DESIGN AND SPECIFICATIONS

Design and specification standards specified are mandatory and maybe examined by the Competent Authority for ensuring compliance to the Development Regulations:

1. Permissible Ground Coverage
2. Permissible Floor Space Index
3. Permissible Height and the various floors
4. Permissible Open Spaces enforced under Regulations- Common Plot, Marginal Open Spaces, Setbacks and other open spaces.
5. Permissible Uses of land and buildings
6. Arrangements of stairs, lifts, corridors and parking
7. Minimum requirement of sanitary facility
8. Minimum common facility
9. Required light and ventilation
10. Minimum requirement of Fire Prevention and Safety, and N.O.C. from Chief Fire Officer, as applicable

SCHEDULE 3A: DRAWINGS, SPECIFICATIONS AND DOCUMENTS TO BE SUBMITTED WITH APPLICATION FOR OBTAINING/ REVISING DEVELOPMENT PERMISSION FOR BUILDINGS

The Owner / Developer shall submit to the Competent Authority the following documents, drawings and specifications along with application for obtaining and revising a Development Permission.

A. COPIES OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS

1. 5 copies of all plans and statements shall be made available along with the notice. Soft copy of the drawings in cad format shall also be submitted.
2. All documents, drawings and specifications to be submitted along with the notice shall be duly signed by the Owner and the appropriate Person on Record and shall indicate their names, contact information and Registration number.
3. Every drawing, document and report shall be signed by the Owner and the Architect on Record or Engineer on Record, the Structural Engineer on Record and the Clerk of Works on Record as the case may be and in accordance with the Development Regulations.

B. LIST OF DOCUMENTS

1. Satisfactory documentary legal evidence of the Right to Develop or Build on the Buildingunit, including original copies of the relevant extract from the Property Register for City Survey Lands or Record of Rights for Revenue Lands as applicable.
2. Certified copy of approved sub-divisions or layout of the final plot from the concerned Authority as the case may be showing:
 - (a) City Survey No. or Revenue No.
 - (b) Area and Measurements of the Building-unit: Authority may dispense with this requirement in the cases where it is satisfied regarding the ownership of land on the basis of any documentary evidence or proof produced by the applicant.
3. Copy of Sanctioned Layout including date of sanction and Reference No.;
4. Soil Test Report for buildings with more than 3 floors or frame structures;
5. Certified part plan and Zoning Certificate from the Authority;
6. Form No 5/8: Application for Obtaining/Revising a Development Permission;
7. Form No. 2/2A: Certificate of Undertaking by the Architect on Record or Engineer on Record as applicable;
8. Form No. 2B: Certificate of Undertaking by the Structural Engineer on Record;
9. Form No. 2C: Certificate of Undertaking by the Clerk of Works on Record;

10. Form No. 2E: Certificate of Undertaking by the FPCOR, if applicable;
11. Form No. 6A: Area Statement for Buildings; Form No. 2D: Certificate undertaking for Hazard Safety
12. NOC from Appropriate Authority as per Regulation 23, as applicable;
13. Calculation statement for payment of all relevant Development Permission Fees or any other charges;
14. Photographic Identity Proof of Owner or Developer and person on records;
15. Photograph of Building-unit
16. Certificate, NOC, opinions as may be required by competent authority.

C. LIST OF DRAWINGS

1. Key Plan

A key plan shall be drawn to scale of minimum 1:8000 and shall explain the boundary and location of the site with respect to neighborhood landmarks.

2. Site Plan

The site plan shall be drawn to scale of minimum 1:500 for plots less than 10 hectares and to scale minimum 1:1000 for plots more than 10 hectares and shall show the following details:

- (a) Boundaries of the plot and of any contiguous plots belonging to the Owner;
- (b) Position of the plot in relation to the neighbouring streets and street names;
- (c) Direction of north point relative to the plan of buildings;
- (d) Building-Unit Level in relation to the neighboring street level;
- (e) Building number or Plot No. of the plot on which the building is intended to be erected;
- (f) All existing buildings standing on, over or under the plot;
- (g) Any existing natural or manmade physical features, such as wells, drains, trees, high tension line, gas pipeline, railway line, etc.
- (h) Proposed use of every building
- (i) The position of building(s) and construction which the applicant intends to erect in relation to:
 - i. The boundaries of the plot and in case where the plot has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others;
 - ii. All buildings (with number of stories and height) and premises adjacent to the plot and of the contiguous land, if any, referred to in (a); and;

iii. Any street prescribed under the Act and passing through the Building-unit/s clearly indicating the regular line of streets;

iv. The area within the regular line of the street not to be built upon but to be added to the street, hatched in green together with its measurements;

iv. Building lines and margins of streets

(j) The width and level of the street in front, and of the street, if any, at the side or rear of building clearly indicating the regular line of streets;

(k) The means of access from the street to the site and all existing and proposed buildings;

(l) Open space to be left around the building to secure free circulation of air, admission of light and access;

(m) Open space to be provided under these Development Regulations;

(n) The area of the whole plot and the break-up of Total built-up area on each floor;

(o) Area classified for exemption of built-up area calculations;

(p) Dimensions and areas of common plot, as required under these regulations,

(q) Parking layout, indicating the parking spaces, access lane, driveway or ramp;

(r) Layout and details of rain water harvesting required under the Development Regulations, if any;

(s) The position of every water closet, privy, urinal, bathrooms, cess pool, well or cistern in connection with the building other than those shown in the building plan.

(t) The lines of drainage of the building, the size, depth and inclination of every drain and the means to be provided for the ventilation of the drains;

(u) The position and level of the outfall of the drain, any existing facilities regarding water supply, sewerage etc, diameter and gradient of water supply line, drainage lines for the disposal of storm water as well as for sewerage.

2A. Detail Drawings

Detailed Drawings shall be submitted showing the boundary walls and gates.

3. Landscape Plan

The landscape plan shall be drawn to scale of minimum 1:100 for plots less than 500 sq. m. and to scale minimum 1:500 for plots more than 500 sq. m. and shall show the following details:

(a) the space for circulation and parking;

(b) paved pathways;

(c) existing trees;

(d) proposed tree plantation;

(e) green areas;

(f) Unpaved areas.

4. Building Plan

The plans, elevations and sections of the proposed building shall be drawn to a scale of 1:100 showing the following details, wherever applicable:

(a) all floor plans together with the covered area, size and spacing of framing members, size of rooms and the position and width of staircases, ramps and other exit ways, lift wells, lift machine room and lift pit details;

(b) Built-up area of each dwelling unit, or shop or office space at every floor level;

(c) the use or occupancy of all parts of the building;

(d) exact location of essential services, like W.C., sink, bathroom, kitchen, cesspool, water tank, cistern, etc.

(e) Section drawings showing clearly the size of the footings, thickness of basement wall, wall construction, sizes and spacing of structural members, floor slabs and roof slabs with their materials. The section shall indicate the heights of building and rooms and also the height of the parapet, and the drainage and the slope of the roof. At least one section should be taken through the staircase. Access to the various parts of the building and its appurtenances also should be shown in one section.

(f) Levels of the site and all floors in relation to the datum or crown level of the access street;

(g) all elevations;

(h) details of service privy, if any;

(i) dimensions of the projected portions beyond the permissible building line;

(j) terrace plan including cabin structure;

(k) parking spaces provided and the parking layout;

(l) direction of north point relative to the plan of buildings;

(m) such other particulars as may be required to explain the proposed building clearly.

5. Specifications

General specifications of the proposed building giving type and grade of material shall be signed by the Architect on Record and the Structural Engineer on Record.

D. DEVELOPMENT PERMISSION FEES

Receipt of Development Permission Scrutiny Fees paid as per Schedule 13 and of other charges leviable on the Building-unit shall be attached with the application.

SCHEDULE 3B: DRAWINGS, SPECIFICATIONS AND DOCUMENTS TO BE SUBMITTED WITH APPLICATION FOR OBTAINING/REVISING DEVELOPMENT PERMISSION FOR SUB-DIVISION AND AMALGAMATION

The Owner / Developer shall submit to the Competent Authority the following documents, drawings and specifications along with application for obtaining and revising a Development Permission.

A. COPIES OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS

1. 5 copies of all plans and statements shall be made available along with the notice. Soft copy of the drawings in cad format shall also be submitted.
2. All documents, drawings and specifications to be submitted along with the notice shall be duly signed by the Owner and the appropriate Person on Record and shall indicate their names, address, and Registration number.
3. Every drawing, document and report shall be signed by the Owner and the Architect on Record or Engineer on Record, and the Clerk of Works on Record as the case may be and in accordance with the Development Regulations. If copies of original maps or drawings are submitted, they shall be true copies.

B. LIST OF DOCUMENTS

1. Satisfactory documentary legal evidence of the Right to Develop or Build on the Building unit, including photocopies of the relevant extract from the Property Register for City Survey Lands or Record of Rights for Revenue Lands or Index of Registered Sale Deed as applicable.
2. Certificate of approved sub-divisions or layout of the final plot from the concerned Authority as the case may be showing:
 - (a) City Survey No. or Revenue No.
 - (b) Area and Measurements of the Building-unit
3. Copy of Sanctioned Layout including date of sanction and Reference No.
4. Certified part plan and Zoning Certificate from the Authority
5. Form No 5/8: Application for Obtaining/Revising a Development Permission
6. Form No. 2/2A: Certificate of Undertaking by the Architect on Record or Engineer on Record as applicable
7. Form No. 2C: Certificate of Undertaking by the Clerk of Works on Record
8. Form No. 6B: Area Statement for Sub-Division and Amalgamation;
9. NOC from Appropriate Authority as per Regulation 23, as applicable

10. Calculation statement for payment of all relevant Development Permission Scrutiny Fees or any other charges;
11. Photographic Identity Proof of Owner or Developer
12. Photograph of Building-unit
13. Certificate, NOC, copy of soil testing report and opinions as may be required by competent authority.

C. LIST OF DRAWINGS

1. Key Plan:

A key plan shall be drawn to scale of minimum 1:8000 and shall explain the boundary and location of the site with respect to neighborhood landmarks.

2. Site Plan

The site plan shall be drawn to scale of minimum 1:500 for plots less than 10 hectares and to scale minimum 1:1000 for plots more than 10 hectares and shall show the following details:

- (a) Boundaries of the plot and of any contiguous plots belonging to the Owner, position of the plot in relation to the neighbouring street, street names and direction of north point relative to the plan of buildings;
- (b) Building-unit Level in relation to the neighboring street level;
- (c) All existing buildings standing on, over or under the plot;
- (d) The position of the building, and of all other buildings (if any) which the applicant intends to erect upon the contiguous land and referred to in (a) in relation to:
 - i. The boundaries of the plot and in case where the plot has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others;
 - ii. All streets, buildings (with number of storeys and height) and premises adjacent to the plot and of the contiguous land, if any, referred to in (a); and;
 - iii. If there is no street within a distance of 12.00 m of the plot, the nearest existing street;
 - iv. Any street prescribed under the Act and passing through the plot/s;
 - v. Building lines and margins of streets
- (e) Sub-division of the land or plot or Building-unit with dimension and area of each of the proposed sub-divisions and their use according to these regulations.
- (f) The width and length of the proposed streets and internal roads.
- (g) Dimensions and Areas of Open space to be left as per the Development Regulations
- (h) Any existing natural or manmade physical features, such as wells, drains, trees, high tension line, gas pipeline, railway line, etc.

- (i) The area of the whole plot and the break-up of covered area on each floor with the calculations for percentage covered as required under the Development Regulations,
- (j) Dimensions and areas of common plot, as required under these regulations, provided in the layout/sub-division of plot.

2A.Detail Drawings: Detailed Drawings shall be submitted showing the boundary walls and gates

3. Landscape Plan

The landscape plan shall be drawn to scale of minimum 1:100 for plots less than 500 sq. m. and to scale minimum 1:500 for plots more than 500 sq. m. and shall show the following details:

- (a) the space for circulation and parking;
- (b) paved pathways;
- (c)existing trees
- (d)roposed tree plantation
- (e) green areas

D. DEVELOPMENT PERMISSION FEES

Receipt of Development Permission Fees paid as per Schedule 13 and of other charges leviable on the Building-unit shall be attached with the application.

SCHEDULE 3C: DRAWINGS, SPECIFICATIONS AND DOCUMENTS TO BE SUBMITTED WITH APPLICATION FOR OBTAINING/REVISING DEVELOPMENT PERMISSION FOR BRICK KILN, MINING AND QUARRYING

The Owner / Developer shall submit to the Competent Authority the following documents, drawings and specifications along with application for obtaining and revising a Development Permission.

A. COPIES OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS

Every drawing, document and report shall be signed by the Owner and the Clerk of Works on Record as the case may be and in accordance with the Development Regulations.

B. LIST OF DOCUMENTS

1. An extract of the record of rights or any other document showing the ownership of the land for this purpose. If the applicant is not the owner of the land necessary documentary-proof shall be provided.
2. Zoning Certificate from the Competent Authority
3. Form No 8a: Application for Obtaining/Revising a Development Permission
4. True Copies of previous year's Development Permission
5. Form No. 2/2A: Certificate of Undertaking by the Architect on Record or Engineer on Record as applicable
6. Form No. 2B: Certificate of Undertaking by the Structural Engineer on Record, as applicable
7. Form No. 2C: Certificate of Undertaking by the Clerk of Works on Record
8. NOC from Appropriate Authority as applicable from regulation 30.0, as necessary;
9. Calculation statement for payment of all relevant Development Permission Fees or any other charges;
10. Photographic Identity Proof of Owner or Developer

C. LIST OF DRAWINGS

1. A certified site plan showing the land in question along with surrounding area shall be attached.
2. Sketch Site Plan showing:
 - (a) Area of site presently used
 - (b) Area of site proposed to be used

D. DEVELOPMENT PERMISSION FEES

Receipt of Development Permission Scrutiny Fees paid as per Schedule 13 and of other charges leviable on the plot shall be attached with the application.

SCHEDULE 4: FORMAT FOR SUBMISSION OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS

1. Copies of Plan and Documents

Submission of all documents, certificates, reports and drawings to the Competent Authority:

- i. shall represent all facts accurately,
- ii. shall be as per formats and forms prescribed by the Competent Authority,
- iii. shall be neat, clean and fully legible, and, on durable paper folded in the manner prescribed by the Competent Authority,
- iv. shall be free of any scratches or corrections – small, initiated corrections shall be permitted.

2. Standard Sizes of all Drawings and Documents

All drawings and documents shall be of standard sizes as prescribed below:

Sr. No.	STANDARD SIZES	TRIMMED SIZE (MM X MM)
1	A0	841 X 1189
2	A1	594 X 841
3	A2	420 X 594
4	A3	297 X 420
5	A4	210 X 297
6	A5	148 X 210

3. Colours and Notations to be followed for all Drawings and Documents

All drawings and documents shall follow standard colours and notations as prescribed below:

Sr. No.	ITEM	SITE PLAN	BUILDING PLAN
1	Plot lines	Thick Black	Thick Black
2	Existing street	Green	
3	Future street, if any	Green dotted	
4	Permissible Building Use	Thick dotted Black	
5	Open Spaces	No colour	No colour
6	Existing works	Blue	Blue
7	Work Proposed to be Demolished	Yellow hatched	Yellow hatched
8	Proposed work	Red	Red
9	Drainage and sewerage work	Red dotted	Red dotted
10	Water supply work	Black dotted thin	Black dotted thin
11	Work without permission if started on site	Grey	Grey
12	Approved work	Yellow	Yellow

SCHEDULE 5: MINIMUM QUALIFICATION, EXPERIENCE AND DOCUMENT REQUIREMENTS FOR BEING CONSIDERED FOR REGISTERING WITH THE COMPETENT AUTHORITY AS PERSONS ON RECORD

The procedure for registering persons with the Competent Authority is given in Regulation No. 4.3. The registration shall be renewed annually. The following are the minimum qualifications and experience requirements for all persons to be considered for registering with the Competent Authority as Persons on Record, in order to determine their competence to fulfill their responsibilities as specified in Regulation No. 4.6.

1. Architect on Record (AOR)

(A) QUALIFICATION AND EXPERIENCE :

Minimum qualifications and experience requirements for architects, for being considered for registration with the Competent Authority, as Architects on Record shall be as follows:

1. The Architect must hold a valid registration with the Council of Architecture, India, issued as per the provisions of the Architects Act, 1972 or Bachelors Degree in Architecture / Diploma in Architecture Equivalent to B.Arch; and
2. The Architect must have a minimum of two years of experience in a practice of architecture.

(B) SCOPE WORK & COMPETENCE :

- (i) Preparation & planning of all types of lay-outs & submission drawings and to submit certificate of supervision, progress report & certificate of completion for all types of buildings in accordance to the provisions of building regulations
- (ii) Supervision & execution of construction work as per specifications & drawings prepared by authorised registered structural designer & engineer.

2. Engineer on Record (EOR)

(A) QUALIFICATION AND EXPERIENCE :

Minimum qualifications and experience requirements for engineers, for being considered for registration with the Competent Authority, as Engineers on Record shall be as follows:

1. A Masters Degree in Civil Engineering, a Bachelors Degree in Civil Engineering or Building construction or its equivalent qualification recognized by the All India Board of Technical Education, or, a Diploma in Civil Engineering or Diploma in Building Construction recognized by State Board of Technical Examination of any State of India or Associate Membership (Civil Engineering) of the Institute of Engineers, India (AMIE), and
2. The Engineer having Bachelors degree or its equivalent qualification must have minimum of two years of experience and Diploma holder/or AMIE must have minimum of five years of experience in professional work.

(B) SCOPE WORK & COMPETENCE :

- (i) Preparation & planning of all types of lay-outs except special structures as shown in regulation No.12.1 & submission drawings and to submit certificate of supervision & completion for all types of

buildings. Provided person having qualification of a Diploma in Civil Engineering shall be permitted for low rise buildings only.

(ii) Supervision & execution of construction work as per specifications & drawings prepared by authorized registered structural designer.

(iii) He/she can prepare & submit structural details & calculations for buildings of load bearing structures.

3. Structural Engineer on Record (SEOR)

Minimum qualifications and experience requirements for structural engineers, for being considered for registration with the Competent Authority as Structural Engineer on Record shall be as follows:

GRADE	SCOPE OF WORKS	QUALIFICATION	EXPERIENCE
SEOR-1	1. Building with height above 25 m 2. Total proposed built-up area for a building unit is more than 10,000 sq.m.	Category 1	10*
		Category 2	3*
SEOR-2	1. Building with height above 15 m and up to 25 m 2. Total proposed built-up area for a building unit is more than 2,000 sq.m. and up to 10,000 sq.m	Category 1	5*
		Category 2	2*
SEOR-3	1. Building with height up to 15 m 2. Total proposed built-up area for building-unit up to 2,000 sq.m.	Category 1	2*
		Category 2	-

NOTE

*Minimum years of experience of preparing structural designs, detailed drawings and specifications. (after attaining the degree/ Diploma)

Category 1: B.E./ B. Tech Civil or equivalent degree recognized by the AICTE

Category 2: ME/ M.Tech Civil, or a Ph. D in Structural Engineering

Person holding Higher grade license can also work for Lower

4. Clerk of Works on Record (COWOR)

Minimum qualifications and experience requirements for construction engineers, for being considered for registration with the Competent Authority as Clerk of Works on Record qualified for certifying the construction of buildings shall be as follows:

GRADE	SCOPE OF WORKS	QUALIFICATION	EXPERIENCE
COWOR-1	1. Building with height above 25 m 2. Total proposed built-up area for a building unit is more than 10,000 sq.m.	Category 1	3*
		Category 2	5*
		Category 3	3*
COWOR-2	1. Building with height above 15 m and up to 25 m 2. Total proposed built-up area for a building unit is more than 2,000 sq.m. and up to 10,000 sq.m	Category 1	2*
		Category 2	4*
		Category 3	2*
COWOR-3	1. Building with height up to 15 m 2. Total proposed built-up area for building-unit up to 2,000 sq.m.	Category 1	1*
		Category 2	2*
		Category 3	1*

NOTE

*Minimum years of experience (after attaining the degree/ Diploma) in Construction work at a responsible position in any organisation

Category 1: A Degree in Civil Engineering / Architecture or Diploma in Architecture equivalent to degree Architecture, or its equivalent qualification recognized by All India Board of Technical Education.

Category 2: Diploma in Civil Engineering recognized by State Board of Technical Examinations of any State in India.

Category 3: Bachelor's Degree with specialized training in building in construction technology or Diploma in Building Construction Technology from a recognized institute.

Person holding Higher grade license can also work for Lower Grade Work

5. Fire Protection Consultant on Record (FPCOR)

Minimum qualifications and experience requirements for being considered for registration with the Competent Authority as Fire Protection Consultant on Record shall be as follows:

1. Diploma in Engineering (Civil / Mechanical/ Electrical/ Hydraulic) recognized by State Board of Technical Examinations
2. Bachelor's Degree in Engineering (Civil / Mechanical/ Electrical/ Hydraulic)
3. Minimum experience of preparing fire safety drawings and specifications of buildings in Surat or other cities with population more than 1lakh.

Sr. No.	BUILDING CATEGORY	MINIMUM QUALIFICATIONS	MINIMUM EXPERIENCE
1	Height up to 25 m	Diploma in Engineering	7 Years
		B.E.	3 Years
2	Height more than 25 m and up to 45 m	B.E.	5 Years
3	Height more than 45 m and up to 70 m	B.E.	7 Years

4. Minimum turnover of projects in work experience shall be Rs. 1,00,00,000 per annum, of which at least one assignment shall be above Rs.25,00,000.

5. The following documents shall be required for registration as Fire Protection Consultant on Record:

- (a) Bank statement of last three years
- (b) Work completion certificate from clients for last three years
- (c) Minimum one No Objection Certificate from Chief Fire Officer
- (d) One set of fire safety drawings of past project.

SCHEDULE 6: REGISTRATION FEES FOR REGISTRATION WITH THE COMPETENT AUTHORITY AS PERSONS ON RECORD

(Competent Authority may revise fees from time to time)

Registration Fees

Sr. No.	PERSON ON RECORD	REGISTRATION FEE (FOR THE PERIOD OF FIVE YEARS)
1	Architect on Record	Rs. 5,000
2	Engineer on Record	Rs. 5,000
3	Structural Engineer on Record	
	SEOR-1	Rs. 5,000
	SEOR-2	Rs. 4,000
	SEOR-3	Rs. 3,000
4	Clerk of Works on Record	
	COWOR-1	Rs. 2,500
	COWOR-2	Rs. 2,000
	COWOR-3	Rs. 1,500
5	Developer	Rs. 25,000

SCHEDULE 7: DOCUMENTS TO BE SUBMITTED ALONG WITH APPLICATION FOR REVALIDATING A DEVELOPMENT PERMISSION

The Architect on Record or Engineer on Record or Owner shall submit the following documents to the Competent Authority along with the Application for Revalidation of a Development as may be applicable:

A. Revalidation of Development Permission in case the Development Permission lapses because the construction of the building has not commenced within the stipulated period:

1. Form No. 9
2. Receipt of payment of all relevant scrutiny fees or any other charges

SCHEDULE 8: INFORMATION TO BE DISPLAYED ON SITE

It shall be the responsibility of the Owner or Developer and the Clerk of Works on Record to erect a notice board on the site of development displaying the key information pertaining to the Building-unit.

Information that shall be displayed on the Notice Board:

1. Name and address of the proposed building
2. Sanctioned Use of the Building (use as sanctioned in the Development Permission)
3. Survey No, City Survey No, Block No., Final Plot No., Sub Plot/ Property No., and complete address of the plot
4. Name of the Owner(s)/Developer(s)
5. Names and Registration Nos. of duly appointed Persons on Record on the project:
 - (a) Architect on Record/ Engineer on Record
 - (b) Structural Engineer on Record, and
 - (c) Clerk of Works on Record
 - (d) Fire Protection Consultant on Record, as applicable

Failure to comply with the above requirements may result in revocation of the Development Permission.

SCHEDULE 9: DOCUMENTS AND DRAWINGS TO BE MAINTAINED ON SITE DURING PERIOD OF CONSTRUCTION

It shall be the responsibility of the Owner or Developer and the Clerk of Works on Record to keep all the documents and drawings which are listed below at the site at all times during the entire Period of Construction from commencement to completion. These documents should be made available to any authorised officer of the Competent Authority inspecting the site for the purpose of enforcing the Development Regulations.

The following documents shall be kept on site during construction:

- (a) A set of the sanctioned drawings
- (b) A copy of the valid Development Permission

SCHEDULE 10: STAGES OF CONSTRUCTION WORK FOR WHICH NOTICE FOR PROGRESS OF CONSTRUCTION ARE TO BE SUBMITTED TO THE COMPETENT AUTHORITY

The Architect on Record or Engineer on Record and the Owner or Developer shall be responsible for notifying the Competent Authority of construction having been completed up to the stages specified below. They shall also certify that the construction has been carried out in compliance with sanctioned drawings and to the Development Regulations, using the format as prescribed in

Form No. 11:

1. Lower Basement Slab Level
2. Plinth level
3. Ground Floor
4. Middle storey (in case of buildings above 15 m in height)
5. Last storey (when the last structural roof has been completed)

**SCHEDULE 11: DOCUMENTS AND DRAWINGS TO BE SUBMITTED
ALONG WITH THE APPLICATION FOR BUILDING USE PERMISSION**

The following documents and drawings shall be submitted along with the Application for Building Use Permission for a building:

A. Documents and Drawings:

- 1) One set of Completion Plans and as-built drawings, duly certified by POR
- 2) Form No. 2/2A: Certificates of Undertaking by the Architect on Record or Engineer on Record,
- 3) Form No. 2B: Certificates of Undertaking by the Structural Engineer on Record,
- 4) Form No. 2C: Certificates of Undertaking by the Clerk of Works on Record,
- 5) Form No. 2E: Certificates of Undertaking by the FPCOR,
- 6) Certificate of Lift Inspector (Govt. of Gujarat) for buildings taller than 15.00 m
- 7) A copy of valid Registration Certificate of the Persons on Record issued by the Competent Authority.

B. Building use permission fees:

Receipt of Building Use Permission Fees paid as per Schedule 13 and of other charges leviable on the Building-unit shall be attached with the application.

SCHEDULE 12: SCHEDULE FOR MAINTENANCE AND INSPECTION FOR STRUCTURAL STABILITY AND FIRE SAFETY

Class 1 Buildings: All types of framed structures, factory buildings, special buildings, buildings for educational use such as schools, colleges, etc; hostels and other public buildings.

Class 2 Buildings: Masonry walled residential buildings with height more than 10.00 m

A. Structural Stability

The interval at which buildings are to be examined and a Structural Inspection Report in Format as per Form 15 submitted to Competent Authority shall be as under:

For Class 1 buildings which are erected fifteen years earlier from the date on which these Regulations has come into force or which becomes five years old thereafter:

1. Within three years from the coming into force of these Regulations
2. Thereafter at the interval of every fifteen years from the date of submission of the first report

For Class 2 buildings which are erected fifteen years earlier from the date on which these Regulation has come into force or which become fifteen years old thereafter:

1. Within five years from the coming into force of these Regulations
2. Thereafter at the interval of every fifteen years from the date of submission of the first report

B. Fire Safety

The interval at which buildings are to be examined by Chief Fire Officer or FPCOR and a Fire Safety Certificate as stipulated in Form 16 be submitted to Competent Authority shall be as under:

1. Within one year from the coming into force of these Regulations
2. Thereafter at the interval of every year from the date of submission of the first certificate

SCHEDULE 13: SCRUTINY FEES AND OTHER CHARGES FOR THE GRANT OF A DEVELOPMENT PERMISSION/ REVISED DEVELOPMENT PERMISSION

Sr. No.	DESCRIPTION OF FEES		Unit	FEES						REMARKS
				USE						
				RESIDENTIAL		COMMERCIAL	MIX	OTHER	AGRICULTURE	
				LOW RISE	HIGH RISE					
1	SCRUTINY FEES SUB DIVISION / AMALGAMATION		Plot area (per sq.m)	Rs. 3					Rs. 2	Minimum Rs.1000
2	SCRUTINY FEES		Plot area (per sq.m)	Rs. 3					Rs. 2	Minimum Rs.1000
			Built-up area (per sq.m)	Rs. 10	Rs. 15			Rs. 7.50		
3	SCRUTINY FEES FOR PUBLIC CHARITABLE TRUST			50% of the scrutiny fee will be levied as mentioned above uses and type of Building-units, if the intended development is for hospitals, dispensaries, schools or colleges or a place of worship, dharamshala, hostels etc. constructed by a public charitable trust registered under Public Charitable Trust Act,1950 or for any other purpose which the Authority may specify by a general or special order.						Minimum Rs.1000
4	SCRUTINY FEES FOR MINING, QUARRYING AND BRICK KILN OPERATIONS			For Mining, quarrying and brick kiln with or without chimney and processing of lime, sagol, etc. without construction- Rs. 1000 per 0.1 hectare or part thereof						
5	TREE PLANTATION DEPOSIT		Plot area (per sq.m.)	Rs. 7.50						Excluding Gamtal and Agriculture Zone

6	SECURITY DEPOSIT		Plot area (per sq.m)	Rs. 5.00	
7	SERVICE AND AMENITIES FEE	NON TP SCHEME AREA	Built-up area (per sq.m)	Rs. 300	To be adjusted against the net amount to be paid by the owner in the TP Scheme
			Built-up area (per sq.m)	Rs. 150 (School, College, Educational institution, Charitable trust, Government & Semi- government building)	
8	BETTERMENT CHARGE/ INCREMENTAL CONTRIBUTION	TP SCHEME AREA		Net amount to be deposited as shown in f-form	
9	LABOUR CESS		Built-up area (per sq.m)	Rs. 30	For <333 sq. M. Of residential use, no cess will be charged
10	PREMIUM / PENALTY		Application for development permission is made and development is commenced as per submitted plan	5 times of Scrutiny fees	Minimum additional Rs. 1000 for residential & Rs.5000 for others
11			Application is made and development has been commenced but not as per submitted	10 times of Scrutiny fees	

12			plan Application for development permission is not made and development is commenced	15 times of Scrutiny fees	
13			All other open uses including layout and sub-division of land	2 times of Scrutiny fees	
14	TEMPORARY STRUTURES (FEES)		Covered area (per sq.m)	Re. 5/- per sq. m. of area covered by the structure for every 6 months	Rs. 1000/- (maximum) in case of Charitable trust
15	TEMPORARY STRUCTURES (SECURITY DEPOSIT)		Covered area (per sq.m)	Rs. 500/- per sq. m. of area covered by the structure	Govt, Semi-Govt, Local authorities - exempted
16	ADDITIONAL INFRASTRUCTURE CHARGE (INDUSTRIAL)	TP scheme	Built-up area (per sq.m)	50% of prevalent jantri rate or Rs. 3000, whichever is more	
17	ADDITIONAL INFRASTRUCTURE CHARGE (OTHER THAN INDUSTRIAL)		Built-up area (per sq.m)	40% of prevalent jantri rate or Rs. 3000, whichever is more	
18	ADDITIONAL INFRASTRUCTURE CHARGE (INDUSTRIAL)	Non TP scheme	Built-up area (per sq.m)	50% of prevalent jantri rate or Rs. 2000, whichever is more	

19	ADDITIONAL INFRASTRUCTURE CHARGE (OTHER THAN INDUSTRIAL)		Built-up area (per sq.m)	40% of prevalent jantri rate or Rs. 2000, whichever is more	
20	RENEWAL OF DEVELOPEMNT PERMISSION			Rs.600/- before expiry date and Rs. 100/- late fee per month after expiry date	

SCHEDULE 14: DOCUMENTS AND DRAWINGS TO BE SUBMITTED FOR DEVELOPMENT UNDERTAKEN ON BEHALF OF GOVERNMENT AND APPROPRIATE AUTHORITY

The following documents and drawings shall be submitted for any development undertaken on behalf of Government and Appropriate Authority:

A. Documents and drawings:

1. An official letter of concerned Central or State Government Department addressed to the Competent Authority or as the case may be to the authorised officer giving full particulars of the development work or any operational construction.
2. The proposals of the Development Plan or Town Planning Scheme affecting the land.
3. In case of layout of land or plot:
 - (a) A site plan (of required copies) drawn to a scale of 1:500 showing the surrounding land and existing access to the land included in the layout.
 - (b) A layout plan (of required copies) drawn to a scale of not less than 1 : 500 showing sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and their use. Provided that in the case of works proposed to be undertaken by the local military Authority of the Defence Ministry, the provisions of clause (2) and (3) shall not apply and such Authority shall be required to submit the layout plans.
4. Statement indicating the use of land confirming to the permissible land use zone, proposed to be made by the Government Department for carrying out the development work.
5. Plans confirming to the provisions of Development plan showing complete details of the operational construction as defined under Clause (xvii) of Section 2 of the Act such as detailed alignment, layouts, locations and such other matters with measurements.
6. A Site Plan (of required copies) of the area proposed to be developed to a scale of not less than 1:500.
7. Building plan, section and elevation confirming to the provisions of Development Plan and Development Regulations for the proposed development work to a scale of not less than 1:100.

SCHEDULE 15: LIST OF BUILDING SPECIFICATIONS VERIFIED BY COMPETENT AUTHORITY BEFORE ISSUE OF BUILDING USE PERMISSION

Before Issuing Building Use Permission, Competent Authority shall check that:

1. Tree plantation required under these Regulations are planted on site or ensure this by taking suitable deposits as decided from time to time for specific period by the Competent Authority.
2. Parking space is properly paved & the lay-out of parking space is provided as per the approved plans. Sign- boards indicating the entrance, exit and location of parking spaces for different types of vehicles shall be permanently erected and maintained at the prominent place in every Building-unit.
3. Certificate of lift Inspector (Government of Gujarat) has been procured & submitted by the owner, regarding satisfactory erection of Lift.
 - (a) Proper arrangements are made for regular maintenance of lift as provided in NBC and in these regulations
 - (b) The Certificate of Competent Authority and or fire department for completion and or fire requirements as provided in these regulations has been procured and submitted by the owner.
4. Proper arrangements are made for regular maintenance of fire protection services as provided in NBC and in these regulations.
5. There shall be a percolating well / pit in a Building-unit having area more than 1500 sq.m.
6. The Concerned Authority issuing occupancy certificate before doing so shall consult concerned designated Authority to inspect the building and issue a certificate that necessary requirements for the fire protection under these regulations as per regulation No.18.2 have been fulfilled and if not so, the applicant shall be asked to carry out necessary additions, alterations or rectification to the satisfaction of the designated Authority before issuing occupancy certificate.

SCHEDULE 16: BUILDING REQUIRING FIRE PROTECTION CONSULTANT AND INSPECTION BY CHIEF FIRE OFFICER

BUILDING USE	CRITERIA	FIRE PROTECTION CONSULTANT	CHIEF FIRE OFFICER'S OPINION
All uses	Building Height > 45 m	Required	Required
Residential	Building Height > 15 m	Required	May not be required
	Building Height > 25 m	Required	Required
Mix Use	Building Height > 15 m	Required	Required
	Building Height > 15 and <25 m	Required	Required
	Building Height > 25 m	Required	Required
Special Building, Storage Building, Wholesale market	Building Height > 15 m	Required	Required
General Industrial	Total Built-up Area up to 2,000 sq.m.	Required	May not be required
	Total Built-up Area up to 2,000 sq.m. and up to 5,000 sq. m.	Required	Required
Hazardous, Special Industrial	Total Built-up Area up to 500 sq.m.	Required	Required
Fuelling Station	All Buildings	Required	Required
Religious Buildings	Total Built-up Area up > 500 sq.m.	Required	Required

SCHEDULE 17: MINIMUM QUALIFICATION AND EXPERIENCE REQUIREMENTS FOR FIRE SAFETY PROFESSIONALS IN A BUILDING**A. Fire Officer**

1. Sub-officer Course (passed from reputed institute or college)

B. Fire Men

1. Elementary Training, or
2. ITI- Fire Men Course, or
3. 5 years experience in City Fire Brigade

SCHEDULE 18: DOCUMENTS AND FEES REQUIRED WITH APPLICATION FOR ADVERTISING DISPLAY & COMMUNICATION INFRASTRUCTURES

1. Advertising display

The Owner / Developer shall submit to the Competent Authority the following documents for erecting Advertising Display:

A. List of documents

1. Receipt of Fees paid and of other charges leviable shall be attached with the application.
2. Certificate from Registered Structural Engineer for the stability, safety of display structure to be erected.

3a. For tender cases the documents to be submitted are:

- (i) Shop Establishment Number
- (ii) Sale tax number
- (iii) Income tax clearance certificate.

3b. For Private property cases:

- (i) Lay-out plan;
- (ii) Structural detail plan;
- (iii) NOC from property holder;
- (iv) 2 copies of photograph of the actual site;
- (v) Electricity Bill of last month;
- (vi) Property Tax Bill;
- (vii) Agreement copy;
- (viii) 7-12 utara;
- (ix) Ekrar namu.

B. Deposit, fees and penalty:

1. The fees for erection and maintenance of the Advertising Display shall be charged as decided by Competent Authority. The fees shall be paid by the applicant in advance, for the calendar year or part thereof as may be prescribed by the Competent Authority.
2. Competent authority may also decide penalty norms for non-compliance of Regulations specified for Advertising Display Structures of various types.

2. Communication infrastructures

The Owner / Developer shall submit to the Competent Authority the following documents for erecting Communications Infrastructure:

A. List of documents

1. Receipt of Fees paid and of other charges leviable shall be attached with the application.
2. Structural Stability Certificate from Registered Structural Engineer for the stability, safety of display structure to be erected which shall be the liability of the Owner and the Registered Structural Engineer
3. Permission from the "Standing Advisory Committee on Radio Frequency Allocation" (SACFA) issued by Ministry of Telecommunications.

B. Deposit and fees:

The fees for erection of the Communication Infrastructure shall be charged as revised by Competent Authority from time to time.

FORM 1: APPLICATION FOR REGISTERING AS PERSON ON RECORD (Regulation No. 4.1.1)

To

The Chief Executive Authority / Municipal Commissioner
Urban Development Authority / Municipal Corporation
Surat

1. Name: _____

2. Local Address: _____

3. Permanent Address: _____

4. Telephone / Fax No: _____

5. Qualification: _____

6. Membership of Professional: _____

Associations (indicate appropriate professional affiliations)

7. Experience (No. of years): _____

8. Previous year's Registration No. : _____

9. Name of Employer: _____

(if employed)

Sir/Madam,

Kindly register me as _____ (Architect on Record/Engineer on Record/Structural Engineer on Record/Clerk of Works on Record/ FPCOR/ Developer) of the Competent Authority. I meet with the minimum qualifications and competence requirements as specified in Regulation No. 4.0 and schedule 7.0. Relevant documents attesting to the same are attached herewith.

I hereby undertake to abide by all rules, regulations, standing orders, requisitions and instructions given by the Competent Authority and shall carry out my responsibilities as prescribed in the Development Regulations. I also understand that if I fail to perform my responsibilities as above, the Competent Authority reserves the right to de-register me, forfeit my security deposit and take other appropriate action as defined in the Development Regulations and as per the provisions of the Act.

Name of the Applicant: _____

Signature: _____

Date: _____

FORM 2: CERTIFICATE OF UNDERTAKING FOR ARCHITECT ON RECORD**(See Regulation No. 4.4, 4.5.1 and Schedule 3a, 3b, 3c)**

To

The Chief Executive Authority / Municipal Commissioner
 Urban Development Authority / Municipal Corporation
 Surat

Proposed building: _____

(Title of the work)

Plot No.: _____ Area of the Plot: _____

Survey No.: _____ City Survey No.: _____

Inward No.: _____ Final Plot No.: _____

Sub Plot / Property No.: _____ at Village: _____

Address of proposed building: _____

Name of the Owner / Developer: _____

Sir/Madam,

I am currently registered as Architect on Record with the Competent Authority. I hereby certify that I am appointed as the Architect on Record to prepare the plans, sections and details as required under the Development Regulations for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall be carried out under my direction and supervision of supervisor or owner, as per the approved drawings. I am fully conversant with the provisions of the Regulations, which are in force, and about my duties and responsibilities under the same and I undertake to fulfill them in all respects, except under the circumstances of natural calamities.

I fully understand that in case my certificate is found to be false, or if it is found that I have not fulfilled my responsibilities as prescribed therein, the Competent Authority shall be at liberty to penalize me as per the provisions of the Act.

Name: _____

Registration No.: _____

Address: _____

Tel. No.: _____ Date: _____ Signature: _____

FORM 2A: CERTIFICATE OF UNDERTAKING FOR ENGINEER ON RECORD**(See Regulation No. 4.4, 4.5.2 and Schedule 3a, 3b, 3c)**

To

The Chief Executive Authority / Municipal Commissioner
 Urban Development Authority / Municipal Corporation
 Surat

Proposed building: _____

(Title of the work)

Plot No.: _____ Area of the Plot: _____

Survey No.: _____ City Survey No.: _____

Inward No.: _____ Final Plot No.: _____

Sub Plot / Property No.: _____ at Village: _____

Address of proposed building: _____

Name of the Owner / Developer: _____

Sir/Madam,

I am currently registered as Engineer on Record with the Competent Authority. I hereby certify that I am appointed as the Engineer on Record to prepare the plans, sections and details as required under the Development Regulations for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall be carried out under my direction and supervision of supervisor or owner, as per the approved drawings. I am fully conversant with the provisions of the Regulations, which are in force, and about my duties and responsibilities under the same and I undertake to fulfill them in all respects, except under the circumstances of natural calamities.

I fully understand that in case my certificate is found to be false, or if it is found that I have not fulfilled my responsibilities as prescribed therein, the Competent Authority shall be at liberty to penalize me as per the provisions of the Act.

Name: _____

Registration No.: _____

Address: _____

Tel. No.: _____ Date: _____ Signature: _____

FORM 2B: CERTIFICATE OF UNDERTAKING FOR STRUCTURAL ENGINEER AND DEVELOPER / OWNER ON RECORD**(See Regulation No. 4.4, 4.5.3 and Schedule 3a, 3b, 3c)**

To

The Chief Executive Authority / Municipal Commissioner
 Urban Development Authority / Municipal Corporation
 Surat

Proposed building: _____

(Title of the work)

Plot No.: _____ Area of the Plot: _____

Survey No.: _____ City Survey No.: _____

Inward No.: _____ Final Plot No.: _____

Sub Plot / Property No.: _____ at Village: _____

Address of proposed building: _____

Name of the Owner / Developer: _____

Sir/Madam,

I am currently registered as Structural Engineer on Record with the Competent Authority. This is to certify that I am appointed as the Structural Engineer on Record to prepare the structural report, structural details and structural drawings for the above mentioned project. I am fully conversant with the Regulations and of my duties and responsibilities under the Regulations and assure that I shall fulfill them in all respects. I have prepared and signed the structural design and drawings of the proposed building as per the prevailing Indian Standard Specifications and further certify its structural safety and stability in design.

I fully understand that in case my certificate is found to be false, or if it is found that I have not fulfilled my responsibilities as prescribed therein, the Competent Authority shall be at liberty to penalize me as per the provisions of the Act.

Name: _____ Registration No.: _____

Address: _____

Tel. No.: _____ Date: _____ Signature: _____

FORM 2C: CERTIFICATE OF UNDERTAKING FOR CLERK OF WORKS ON RECORD**(See Regulation No. 4.4, 4.5.4 and Schedule 3a, 3b, 3c)**

To

The Chief Executive Authority / Municipal Commissioner
 Urban Development Authority / Municipal Corporation
 Surat

Proposed building: _____

(Title of the work)

Plot No.: _____ Area of the Plot: _____

Survey No.: _____ City Survey No.: _____

Inward No.: _____ Final Plot No.: _____

Sub Plot / Property No.: _____ at Village : _____

Address of proposed building: _____

Name of the Owner / Developer: _____

Sir/Madam,

I am currently registered as Clerk of Works on Record with the Competent Authority. This is to certify that I am appointed as the Clerk of Works on Record for the above mentioned project. I am fully aware of my duties and responsibilities under the Regulations and assure that I shall fulfill them in all respects. . I shall undertake all necessary measures, including but not limited to adequate inspection during construction, to ensure that the construction of the building is undertaken in accordance with the detailed design and specifications provided by _____ (name of the Architect on Record) and _____ (name of the Structural Engineer on Record), and, with the sanctioned design and specifications.

- I undertake not to supervise more than ten works at a given time as provided in Development Regulations.
- I undertake not to supervise work simultaneously at one point of time on any other sites during my supervision of the execution of this work.

I fully understand that in case my certificate is found to be false, or if it is found that I have not fulfilled my responsibilities as prescribed therein, the Competent Authority shall be at liberty to penalize me as per the provisions of the Act.

Name: _____ Registration No.: _____

Address: _____

Tel. No.: _____ Date: _____ Signature: _____

FORM 2D: CERTIFICATE UNDERTAKING FOR HAZARD SAFETY REQUIREMENT**(Schedule 3a)**

To,

The Chief Executive Authority / Municipal Commissioner
Urban Development Authority / Municipal Corporation
Surat

REF: Proposed work of _____(Title of project)

C.S. No./RS.NO. (F.P. No. _____ In ward No. _____ at Village
Taluka _____ T.P.S. No. _____ of
Village/Town/City

1. Certified that the building plans submitted for approval satisfy the safety requirements as stipulated under Building Regulation No. and the information given therein is factually correct to the best of our knowledge and understanding.

2. It is also certified that the structural design including safety from hazards based on soil conditions shall be duly incorporated in the design of the building and these provisions shall be adhered to during the construction

Signature of Owner with date _____
Name in block Letters _____
Address _____

Signature of Engineer/ Structural Engineer _____
Name in block Letters _____
Address _____

Signature of Developer with date _____
Name in block Letters _____
Address _____

Signature of Architect with date _____
Name in block Letters _____
Address _____

**FORM 2E: CERTIFICATE OF UNDERTAKING FOR FIRE PROTECTION
CONSULTANT ON RECORD****(See Regulation No. 4.4, 4.5.5 and Schedule 3a, 3b, 3c)**

To

The Chief Executive Authority / Municipal Commissioner
 Urban Development Authority / Municipal Corporation
 Surat

Proposed building: _____

(Title of the work)

Plot No.: _____ Area of the Plot: _____

Survey No.: _____ City Survey No.: _____

Inward No.: _____ Final Plot No.: _____

Sub Plot / Property No.: _____ at Village: _____

Address of proposed building: _____

Name of the Owner / Developer: _____

Sir/Madam,

I am currently registered as Fire Protection Consultant on Record with the Chief Fire Officer. I hereby certify that I have been appointed as the Fire Protection Consultant on Record of the building. I am fully conversant with the Regulations and of my duties and responsibilities under the Regulations and assure that I shall fulfill them in all respects. I have prepared and signed the fire safety drawings of the proposed building as per the Regulations and further certify its fire safety.

I fully understand that in case my certificate is found to be false, or if it is found that I have not fulfilled my responsibilities as prescribed therein, the Competent Authority shall be at liberty to penalize me as per the provisions of the Act.

Name: _____ Registration No.: _____

Address: _____

Tel. No.: _____ Date: _____ Signature: _____

FORM 3: NOTICE TO THE COMPETENT AUTHORITY OF NON-COMPLIANCE OF BUILDING TO SANCTIONED DESIGN AND SPECIFICATIONS

(See Regulation Nos. 4.5.1, 4.5.2, 4.5.3, 4.5.4 and 4.5.5)

To

The Chief Executive Authority / Municipal Commissioner
Urban Development Authority / Municipal Corporation
Surat

Proposed building: _____

(Title of the work)

Plot No.: _____ Area of the Plot: _____

Survey No.: _____ City Survey No.: _____

Inward No.: _____ Final Plot No.: _____

Sub Plot / Property No.: _____ at Village : _____

Address of proposed building: _____

Name of the Owner / Developer: _____

Sir/Madam,

I am currently registered as _____ (Architect/Engineer/Structural Engineer/Clerk of Works/Fire Protection Consultant) on Record with the Competent Authority. I have been appointed as _____ (Architect/Engineer/Structural Engineer/Clerk of Works/Fire Protection Consultant) on Record for the proposed building.

This is to bring to your notice that construction of the building is not being undertaken in accordance with the sanctioned design and specifications and/or with the following Development Regulations. Details of non-compliance are as follows:

1.

2.

Name: _____ Registration No.: _____

Address: _____

Tel. No.: _____ Date: _____ Signature: _____

4: NOTICE TO THE COMPETENT AUTHORITY OF DISCONTINUATION AS PERSON ON RECORD

(See Regulation Nos. 4.5.1, 4.5.2, 4.5.3, 4.5.4 and 4.5.5)

To

The Chief Executive Authority / Municipal Commissioner
Urban Development Authority / Municipal Corporation
Surat

Proposed building: _____

(Title of the work)

Plot No.: _____ Area of the Plot: _____

Survey No.: _____ City Survey No.: _____

Inward No.: _____ Final Plot No.: _____

Sub Plot / Property No.: _____ at Village: _____

Address of proposed building: _____

Name of the Owner / Developer: _____

Sir/Madam,

This is to bring to your notice that I have been relieved of my responsibility/have relieved myself of my responsibility as _____ (Architect/Engineer/Structural Engineer/Clerk of Works) on Record for the proposed building, with effect from _____ (date).

I wish to place on record that with effect from the said date, I shall neither be associated with this building nor be responsible for its compliance to the sanctioned design and specifications and to the Development Regulations.

Name: _____ Registration No.: _____

Address: _____

Tel. No.: _____ Date: _____ Signature: _____

FORM 5: APPLICATION FOR DEVELOPMENT PERMISSION FOR BUILDING**(See Regulation No. 5.1)****FORM NO. C.****(See Rule -9)**

Application for development permission under sections 27, 34 and 49 of G.T.P. & U. D. Act. 1976

/ The Notice u./s. 253 and 254 of the B.P.M.C. Act, 1949.

To,

The Chief Executive Authority/Municipal Commissioner,
Urban Development Authority / Municipal CorporationOwner's /
Applicant's
self attested
photo

I/We hereby apply for permission for development as described in the accompanying maps and drawings. The names of the persons employed by me for the preparation of plans, structural details and supervision of the work area as under:

- a) The plans are prepared by Registered Architect/Engineer: _____
- b) The structural report, details and drawings are to be prepared and supplied by Registered Structural Engineer: _____
- c) The site supervision of the construction work will be done by Registered Clerk of Work: _____

I have read the Development Regulation framed by the Authority under the provisions of the relevant Act and claim to be fully conversant with it. I shall fulfill my duties and responsibilities in accordance with the provisions of the Development Regulations.

Signature of Owner/Developer or

Authorized agent of owner:

Date:

No.	TITLE	DETAILS			
1	Ownership Details				
1.1	Applicant's Name				
1.2	Postal Address for correspondence				
1.3	Address of Land in Question				
1.4	Applicants interest/title in land with respect of record of rights				
2	Land Details - Legal				
2.1	Land Description				
2.2	Village Name				
2.3	TPS/ Revenue village/ Gamtal				
2.4	FP No/ Revenue Survey No./ C S No				
2.5	Sub-Plot No/Tenement No				
2.6	Details of 7/12 attached				
2.7	Ward				
2.8	Zone (Before DP 2035)				
2.9	Zone (After DP 2035)				
2.10	Details of Approval before taken				
3	Type of Case for Application				
3.1	New				
3.2	Revision				
3.3	Reopen				
3.4	Master				
3.5	Renewal				
3.6	Addition/Alteration				
4	Land Occupancy Type Existing	Tick as applicable	Land Occupancy Type- Propose	Tick as applicable	
4.1	Vacant		Vacant		
4.2	Partly - Built		Partly - Built		

4.3	Fully - Built		Fully - Built			
5	SITE DETAILS					
	Width of Road Abutting the Site	TP Road	Non TP Road/DP Road/Other Road	BRTS Corridor		
5.1	Road 1: Front Side					
5.2	Road 2: Other than Front Side					
5.3	Road 3: Other than Front Side					
5.4	Road 4: Other than Front Side					
	Seismic Details	Yes/ No	Zone No.	Details		
5.5	Seismic Zone					
	Building-unit Level	Crown level (in meters) Level of	Elevation (in meters)	Details		
5.6	Building- Unit					
	Water Supply	Available by Local Government/Authority	Bore Well			
5.7	Water Supply Facility in Building-unit					
	Drainage	Available by Local Government/Authority	Not Available			
5.8	Drainage Facility in Building-unit					
	Storm Water	City Network	Percolation Pit/ Percolating Well/ Recharge Pit			
5.9	Storm Water Facility in Building-unit					
	Solid Waste Disposal	SMC/ SUDA/ Local Government/Authority	None			
5.10	Solid Waste Disposal Facility in Building-unit					
	Electricity	Available by Torrent/ GEB/Other	None			
5.11	Electricity facility in Building-unit					
6	Land-Use Details					
	Existing Use	Details				
	Use	Use Subtype	Total Units	Max. No. of Floor	Max. Building Height	Total Built up Area
6.1	Residential					
6.2	Commercial					
6.3	Industrial					
6.4	Mixed Use					
6.5	Other (Please Specify)					
7	PLEASE SPECIFY THE FOLLOWING WHERE APPLICABLE (Development Application) DETAILS					

7.1	Nature & Manner of Working of the development	
7.2	Arrangements proposed for loading and unloading of goods from Industrial or Commercial Vehicle	
7.3	Arrangements proposed for disposal of industrial waste	

Signature of Owner/Developer or
Authorized agent of owner:

FORM 5A: APPLICATION FOR DEVELOPMENT PERMISSION FOR BRICK-KILN, MINING AND QUARRYING

(See Rule -9 and Regulation No. 5.1)

Application for permission of Brick-kiln, Mining and Quarrying under Section – 27, Gujarat Town Planning and Urban Development Act, 1976.

To,

The Chief Executive Authority/Municipal Commissioner,
Urban Development Authority / Municipal Corporation.

I/We hereby apply for permission for development as described below. I/We are applying for development on this land for the first time. I/We certify that all terms and conditions laid down in the development permission granted during last year/previous years have been scrupulous observed.

Signature:

Date :

Form 5A: Application for Development Permission for Brick Kiln, Mining and Quarrying		
1	Ownership Details	
	Applicant's Name	
	Postal Address for correspondence	
	Address of Land in Question	
	Applicants interest/title in land with respect of record of rights	
2	Land Description	
	Village Name	
	TPS/ Revenue village/ Gamtal	
	FP No/ Revenue Survey No./ C S No.	
	Sub-Plot No/Tenement No.	
	Details of 7/12 attached	
	Ward	
	Zone (Before DP 2035)	
	Zone (After DP 2035)	
	Details of Approval before taken	
3	Was land in question used for brick-kiln/mining/quarrying in the past?	
	Yes/ No	If YES please specify the details below
4	Whether Development Permission and N.A. permission were obtained in past?	
	Yes/ No	If YES please specify the details below
5	Total area of land in question:	
6	Present Use of Land:	
7	Proposed Use of Land:	
8	Mention the area of land used for above mentioned uses so far (sq.m.),	

	Indicate the same on site plan	
9	Mention the proposed area to be used (sq.m.), Indicate the same on site plan	
10	Mention the duration for which permission is sought (in month/year)	
	Mention time-limit for completion or termination of such use (in month/year)	
11	For Renewal of Permission	
	Case No. and Date of previous Permission	
	Amount of the Security Deposit	

FORM 6A: AREA STATEMENT FOR BUILDINGS

(See Schedule 3a)

FORM 6A: AREA STATEMENT				
AREA STATEMENT FOR LAND				
NO.	TITLE	DETAILS (AREA IN sq.m.)		SUPPORTING DOCUMENTS PROVIDED YES/ NO/ NOT REQUIRED
A	Building-unit Area			
A.1	(a) As per Revenue Record			
A.2	(b) As per TPS Record			
A.3	(c) Per site condition			
B	Deduction Area			
B.1	(a) Roads (proposed or under process)			
B.2	(b) reservations (under TP or DP or any other Statutory Plans/Under provision of GDR)			
B.3	Area- not in possession			
B.4	Other			
C	Net Area			
EXISTING				
NO.	TITLE	DETAILS (AREA IN sq.m.)		SUPPORTING DOCUMENTS PROVIDED YES/ NO/ NOT REQUIRED
		Required	Provided	
1	Common Plot			
2	Width of Road Side Margin			
2.1	Width of Other than Road Side Margin			
2.2	Total Marginal Area			
3	Width of internal Road			
3.1	Internal Road Area			
4	Total Permissible Ground Coverage			
5	Permissible FSI - Base (as per old DP)			
6	Permissible FSI -			

	Chargeable				
7	FSI				
8	Consumed Ground Coverage				
9	USE	USE SUB-TYPE	TOTAL BUILTUP AREA (sq.m.)	NO OF UNITS	DRAWINGS PROVIDED YES/ NO
9	Existing Use - as per old DP				
9.1	Residential				
9.2	Commercial				
9.3	Mixed Use				
9.4	Industrial				
9.5	Others (please specify)				
9.6	Total				
10	FLOORS	NUMBERS OF UNITS	FLOOR AREA/ BUILT-UP AREA /FSI (sq.m.)	PAYMENT FSI (sq.m.)	
Provide Details for individual Building					
10.1	Hollow Plinth				
10.2	Ground Floor				
10.3	Typical Floo				
10.4	Floors other than Typical Floor				
10.5	Total				
10.6	Total of all buildings				
10.7	Building	Building Height in m	Number of Floors		
11	DWELLING UNITS	NUMBERS OF UNITS	TOTAL UNIT AREA (sq.m.)	DETAILS OF UNIT AREA (SIZE)OF INDIVIDUAL UNIT (sq.m.)	
11.1	1 BHK				
11.2	2 BHK				
11.3	3 BHK				
11.4	4 BHK				
11.5	More than 4 BHK				
11.6	Others				
11.7	Other than dwelling units				
11.8	Total				
11.9	Total of all buildings				
12	BASEMENT	NUMBER OF BASEMENT	AREA PER BASEMENT (sq.m.)	TOTAL BASEMENT AREA (sq.m.)	

12.1	Basement 1:Area				
12.2	Basement 2: Area				
12.3	Others				
EXISTING AREA STATEMENT FOR PARKING					
13	PARKING		AREA (sq.m.)		PERCENTAGE (%)
13.1	Area under parking (including visitors parking)				_____ % of Total Built-up Area
13.2	Visitors Parking	m			_____ % of Total Parking Area
No.	TITLE		DETAILS (AREA IN sq.m. / Nos./ m)		SUPPORTING DOCUMENTS PROVIDED YES/ NO/ NOT REQUIRED
			Required	Provided	
14	Common Plot				
14.1	Additional 6% for Thick Plantation				
14.2	No. of Percolation Wells				
14.3	No. of Trees				
15	Width of Margin- Road Side				
15.1	Width of Margin- Other than Road Side				
15.2	Total Margin Area				
16	Internal Road Width				
16.1	Internal Road Area				
17	Built-up Area in Common Plot				
17.1	16.1 Built-up Area in Margins				
18	Total Developable Area				
19	Permissible F.S.I. - Base (as per new DP)				
19.1	Permissible F.S.I. - Chargeable				
19.2	FSI Utilised				
20	Ground Coverage				
21	PROPOSED USE (AS DESCRIBED IN SECTION C 29 USE CLASSIFICATION	USE SUB-TYPE	BUILT-UP AREA (sq.m.)	NO OF UNITS	DRAWINGS PROVIDED YES/ NO

	TABLE)				
22	FLOORS / LEVELS		NUMBERS OF UNITS	FLOOR AREA/ BUILT-UP AREA /FSI (sq.m.)	PAYABLE F.S.I. (sq.m.)
Provide Details for individual Building					
22.1	Basement				
22.2	Hollow Plinth				
22.3	Ground Floor				
22.4	Typical Floor				
22.5	Floors other than Typical Floor				
22.6	Total				
22.7	Total of all buildings				
23	DWELLING UNITS		NUMBERS OF UNITS	TOTAL UNIT AREA (sq.m.)	DETAILS OF UNIT AREA (SIZE) OF INDIVIDUAL UNIT (sq.m.)
Provide Details for individual Building					
23.1	1 BHK				
23.2	2 BHK				
23.3	3 BHK				
23.4	4 BHK				
23.5	More than 4 BHK				
23.6	Others				
23.7	Other than dwelling units				
23.8	Total				
23.9	Total of all buildings				
24	BUILDING		BUILDING HEIGHT(m)	NUMBER OF FLOORS	
25	PARKING		AREA (sq.m.)	PERCENTAGE (%)	
25.1	Parking Area required as per Regulation (please specify in % as well as area)			_____ % of Total Built-up Area	
25.2	Proposed Parking Area (please specify in % as well as area)			_____ % of Total Built-up Area	
25.3	Visitors parking area required at Ground Level (please specify in % as well as area)			_____ % of Total Built-up Area	
25.4	Visitors parking area provided at Ground Level (please specify in % as well as area)			_____ % of Total Built-up Area	
26	PARKING		AREA(sq.m.)	NO. OF PARKING	NO. OF PARKING

			SPACES FOR 2-WHEELERS	SPACES FOR 4-WHEELERS
26.1	Proposed Parking on Ground Level (including Hollow Plinth)			
26.2	Proposed Parking on Basement Level			
26.3	Proposed Parking on levels above Hollow Plinth			
26.4	Total			
PROPOSAL DETAILS				
DESCRIPTION OF PROPOSED PROPERTY				
LIST OF DRAWINGS	NO. OF COPIES	NORTH	SCALE OF DRAWING	REMARKS
Plans				
Layout Plans				
Site Plan				
Detailed Plan				
Sections				
Elevations				
Services & Amenities Plan				
Landscape Plan				
Ref Description of last approved plans (if any)	Date			

FORM 6B: AREA STATEMENT FOR SUBDIVISION AND AMALGAMATION OF LAND

(See Schedule 3b)

	A	AREA STATEMENT	sq.m.			
For Subdivision/ Amalgamation/ Layout of Land	1	Area of Plot/Plots		I. List of Drawing attached		No. of copies
		Internal Road Area				
		Common plot/ Plots				
		Amalgamated Area (in case of amalgamation)				
	2	Deduction for :		II. Ref. & Description of Last approved plans if any		Date
		(a) Proposed roads Date				
		(b) Any reservation				
		(c) Not in Possession				
		(d) Other				
	SITE PLAN [under regulation no. 3.3 IV and VI (a)] Layout Plan [under regulation no. 3.3 VII(b)]		Total : (a+b+c+d)			
3.		Net area of plot (1-2)				
4.		(in case of Sub Division) Common plot/ Plots Internal Roads		III. Description of proposed development and property		
5.		Balance area of Sub plot/sub plots (3-4) Permissible F.S.I. Total Built-up Area Permissible existing Floor Area F.S.I. Notes:				
				North line	Scale	Remarks
				V. Certificate		
				Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot		

				state on plan are as measure on site and the area so worked out tallies with the area stated in document of ownership/T.P.record. Architect/Engineer Signature.
				VI. Signatories
				Signatory, Name and address with
				Regn. No.
				Owner/Developer/ Architect/ Engineer/ Clerk of works/ Site supervisor

FORM 7: GRANT/REFUSAL OF DEVELOPMENT PERMISSION**(See Regulation No. 5.1.5, 5.2.5, 5.3.5)****FORM NO. D.****DEVELOPMENT PERMISSION**

Permission is hereby granted/refused under Section 29(1) (i)/29(1)(ii)/29(1)(iii), 34, 49(1)(b) of the Gujarat Town Planning and Urban Development Act, 1976 / under Section 253 and 254 of Bombay Provincial Municipal Corporation Act, 1949.

To _____ (Name of person)

For _____ (Description of work)

On the following conditions/grounds Conditions:

(in case of grant)

Subject to the submission of detailed working drawings, and structural drawing(s) along with soil investigation report before the commencement of the work.

Grounds:

(in case of refusal)

(a) Documents/N.O.C. etc.:

Following documents/plans/N.O.C./undertakings as mentioned in form no. 1 are not submitted.

(b) Site Clearance :

(i) Site is not cleared as per the provisions of Development Plan with respect to

- Road line
- Reservations
- Zone
- Other (specify)

(ii) Site is not cleared as per the provision of T.P. Scheme..... with respect to

- Road
- Reservation
- Final plot
- Other (specify)

(iii) Proposed use is not permissible according to the width of road as per the Provision No. 11.2.

c. Scrutiny of Layout :

Following provisions are not as per the Development Regulations :

- Set back
- Margin
- Common plot
- Internal roads
- Parking space

- Ground coverage
- Any other (specify)

d. Scrutiny of Building Requirements :

Following provisions are not as per the Development Regulations.

- F.S.I.
- Height
- Ventilation
- Open air space
- Provisions for Fire protection
- Any other (specify)

For The Chief Executive Authority / Municipal Commissioner
Urban Development Authority / Municipal Corporation
Surat

FORM 8: APPLICATION FOR REVISING DEVELOPMENT PERMISSION**(See Regulation No. 5.2.1)**

To

The Chief Executive Authority / Municipal Commissioner
Urban Development Authority / Municipal Corporation
Surat

Proposed building: _____

(Title of the work)

Plot No.: _____ Area of the Plot: _____

Survey No.: _____ City Survey No.: _____

Block No. : _____ Final Plot No.: _____

Sub Plot / Property No.: _____

Address and location of proposed building: _____

Sir/Madam,

I am the Owner/Developer of the plot and wish to undertake construction of the proposed building on the plot. The Development Permission No. _____ has been granted to me by the Competent Authority vide Letter No. _____ dated _____. I wish to vary the sanctioned layout of the proposed building. I shall be responsible for ensuring that the building complies with the Development Regulations.

I request that the Revised Development Permission be granted to me.

Name of the Owner/Developer: _____

Address: _____

Tel. No.: _____

Signature:

Date: _____

FORM 9: APPLICATION FOR REVALIDATING DEVELOPMENT PERMISSION**(See Regulation No.5.3.1)**

To

The Chief Executive Authority / Municipal Commissioner
Urban Development Authority / Municipal Corporation
Surat

Proposed building: _____

(Title of the work)

Plot No.: _____ Area of the Plot: _____

Survey No.: _____ City Survey No.: _____

Block No. : _____ Final Plot No.: _____

Sub Plot / Property No.: _____

Address and location of proposed building: _____

Sir/Madam,

I am the Owner/Developer of the plot and wish to undertake construction of the proposed building on the Building-unit. The Development Permission has been granted to me by the Competent Authority vide Letter No. _____ dated _____. The Development Permission that was issued on _____ (date) by the Competent Authority shall lapse on _____ (date) due to _____.

I shall be responsible for ensuring that the building complies with the Development Regulations.

I request that the Revalidated Development Permission be granted to me.

Name of the Owner/Developer: _____

Address: _____

Tel. No.: _____

Signature:

Date: _____

FORM 10: NOTICE FOR COMMENCEMENT OF CONSTRUCTION
(See Regulation No. 6.5.1)

To

The Chief Executive Authority / Municipal Commissioner
Urban Development Authority / Municipal Corporation
Surat

File No: _____

Dated: _____

Proposed building: _____

(Title of the work)

Plot No.: _____ Area of the Plot: _____

Address and location of proposed building: _____

Sir/Madam,

This is to notify you that the construction of the proposed building shall commence on _____ (date). The construction of the building shall be undertaken in compliance with the sanctioned drawings and the Development Regulations.

Enclosed with this Notice are:

1) Detailed Working Drawings including structural design and specifications duly verified and certified by the AOR or EOR and SEOR for the project.

Name of the AOR/EOR: _____

Registration No.: _____

Address: _____

Tel. No.: _____

Signature: _____

Date: _____

Name of the SEOR: _____

Registration No.: _____

Address: _____

Tel. No.: _____

Signature: _____

Date: _____

Name of the COWOR: _____
Registration No.: _____
Address: _____
Tel. No.: _____
Signature: _____
Date: _____

Name of the Owner/Developer: _____
Address: _____
Tel. No.: _____
Signature: _____
Date: _____

FORM 11: NOTICE OF PROGRESS OF CONSTRUCTION

(See Regulation No. 6.5.3)

To

The Chief Executive Authority / Municipal Commissioner
Urban Development Authority / Municipal Corporation
Surat

File No: _____

Dated: _____

Proposed building: _____

(Title of the work)

Plot No.: _____ Area of the Plot: _____

Address and location of proposed building: _____

Sir/Madam,

This is to notify you that the construction of the proposed building has reached the following stage:

Sr. No.	STAGE	DATE
1	Plinth Level	
2	Ground Floor	
3	Middle Storey	
4	Late Storey	

The construction of the building is in compliance with the sanctioned drawings and the Development Regulations. We declare that the amended plan is not necessary at this stage.

Name of the AOR/EOR: _____

Registration No.: _____

Address: _____

Tel. No.: _____

Signature: _____

Date: _____

Name of the SEOR: _____

Registration No.: _____

Address: _____

Tel. No.: _____

Signature: _____

Date: _____

Name of the COWOR: _____
Registration No.: _____
Address: _____
Tel. No.: _____
Signature: _____
Date: _____

Name of the Owner/Developer: _____
Address: _____
Tel. No.: _____
Signature: _____
Date: _____

FORM 12: NOTICE OF COMPLETION OF CONSTRUCTION AND COMPLIANCE CERTIFICATION**(See Regulation No.7.1.1)**

To

The Chief Executive Authority / Municipal Commissioner
Urban Development Authority / Municipal Corporation
Surat

File No: _____

Dated: _____

Proposed building: _____

(Title of the work)

Plot No.: _____ Area of the Plot: _____

Address and location of proposed building: _____

Sir/Madam,

This is to notify you that the construction of the proposed building has been completed under our supervision.

We hereby certify that the construction of the building has been undertaken in compliance with the sanctioned drawings and the Development Regulations. We declare that the building is to be used for _____ purpose as per approved plan and it shall not be changed without obtaining written permission.

Any subsequent change from the completion drawings will be our responsibility.

Name of the AOR/EOR: _____

Registration No.: _____

Address: _____

Tel. No.: _____

Signature: _____

Date: _____

Name of the SEOR: _____

Registration No.: _____

Address: _____

Tel. No.: _____

Signature: _____

Date _____

Name of the Owner/Developer: _____

Address: _____

Tel. No.: _____

Signature: _____

Date: _____

FORM 13: APPLICATION FOR BUILDING USE PERMISSION**(See Regulation No.7.1.1)**

To

The Chief Executive Authority / Municipal Commissioner
Urban Development Authority / Municipal Corporation
Surat

File No: _____

Dated: _____

Proposed building: _____

(Title of the work)

Plot No.: _____ Area of the Plot: _____

Address and location of proposed building: _____

Sir/Madam,

This is to notify you that the proposed building/ part of the building has been completed in compliance with the sanctioned drawings and the Development Regulations.

Enclosed with this application are:

1. Notice of Completion of Construction and Compliance Certification as prescribed in Form No. 12;
2. One set of Completion Plans and as-built drawings, duly certified by the POR;
3. Form No. 2/2A: Certificates of Undertaking by the Architect on Record or Engineer on Record; and form No. 2E: Certificates of undertaking by the FPCOR
4. Form No. 2B: Certificates of Undertaking by the Structural Engineer on Record,
5. Form No. 2C: Certificates of Undertaking by the Clerk of Works on Record,
6. Clearance from Chief Fire Officer, Surat as applicable & mentioned in Schedule No.23
7. A copy of valid Registration Certificate of the Persons on Record issued by the Competent Authority.
8. Certificate of lift Inspector (Govt. of Gujarat) for buildings taller than 15 m.

We request that the Building Use Permission be granted to the building. Any subsequent change from the completion drawings will be our responsibility.

Name of the Owner/Developer: _____

Address: _____

Tel. No.: _____

Signature: _____

Date: _____

FORM 14: GRANT/REFUSAL OF BUILDING USE PERMISSION
(See Regulation No. 7.1.4)

To

File No:

Dated:

Proposed building:

(Title of the work)

Plot No.:

 Area of the Plot:

Address and location of proposed building:

With reference to your Application No:

 dated:

 , I am directed to inform you that the Building-unit has been inspected on date

 and the development is as per sanctioned design and specifications; and that Building Use Permission has been granted. The building/part of building may be used as per sanctioned drawings. This Building Use Permission is to be read in conjunction with all other documents and drawings which are enclosed as per the provisions of Regulation No 7.1.1/7.1.2 and its Schedules, and that all such documents, drawings and specifications form part of this Building Use Permission.

OR

With reference to your Application No:

 dated:

 , I am directed to inform you I am directed to inform you that the Building-unit has been inspected on date

 and that a Building Use Permission has not been granted on the following grounds:

- 1.
- 2.

Yours faithfully

For The Chief Executive Authority / Municipal Commissioner
Urban Development Authority / Municipal Corporation
Surat

FORM 15: STRUCTURAL INSPECTION REPORT**(See Regulation No. 26.2, Schedule 12)**

(This form has to be completed by registered Structural Engineer on Record after his site Inspection and verification regarding compliance of all recommendation by the owner, which in the opinion of the registered Structural Engineer on Record is necessary for safety of the structure)

Sr. No.	DESCRIPTION	INFORMATION	NOTES
1	Title, Location and Address of the building including T.P. No, F.P. No, etc		
2	Name of Present Owner		
3	Name of Structural Engineer on Record		
4	Use of the building		
5	.Year of construction Year of subsequent additions Nature of additions or alterations		
6	Date of Last Inspection Report SEOR for Last Inspection Report		
7	Class 1 Building		
8	Class 2 Building		
9.	Type of structure <input type="checkbox"/> Load bearing walls <input type="checkbox"/> R.C.C frame <input type="checkbox"/> R.C.C frame and shear walls <input type="checkbox"/> Steel frame		
10	Soil data <input type="checkbox"/> Type of soil <input type="checkbox"/> Design safe bearing capacity <input type="checkbox"/> Any change subsequent to construction <input type="checkbox"/> Any open excavation pit <input type="checkbox"/> Any water body near by <input type="checkbox"/> Proximity of drain <input type="checkbox"/> Underground water tank <input type="checkbox"/> Outlets of rain water pipes <input type="checkbox"/> Settlements		IS: 1893 Cl. 6.3.5.2 IS: 1904

(a) Function	(b) Framed construction							
	Residence with or without shops	Apartments (with or Without shops	Office Building	Shopping Centre	School, College	Hostel	Auditoria	Factory
	1	2	3	4	5	6	7	8
A. Load bearing masonry wall construction								
B. Framed structure								
Construction and structural materials	Critical load bearing element	Brick	RCC	Stone	Timber	Steel		
	Roof Floor	RCC	Timber	RBC	Steel	Jack-arch		

Part 2 Load bearing masonry buildings

	DESCRIPTION	INFORMATION	NOTES
1	Building category		
2	Any cracks in masonry walls		
	Extent of cracks		
	Location of cracks		
	Sketch of cracks, if necessary		
3	Recommendations, if any		

Part 3 Reinforced Concrete framed buildings

	DESCRIPTION	INFORMATION	NOTES
1	Type of building		
2	Any cracks in beams		
	Extent of cracks		
	Probable cause		
3	Recommendations, if any		
4	Any cracks in columns		
	Extent of cracks		
	Probable causes		
	Spilling of concrete or plaster of slab		
	Corrosion of Reinforcement		
5	Cover Spell		
6	Exposure of reinforcement		
7	Subsequent damage by user for taking		

	pipes, conduits, hanging fans or any other fixtures, etc.		
8	Loads in excess of design loads		
9	Recommendations, if any		

Part 4 Buildings in Structural Steel			
	DESCRIPTION	INFORMATION	NOTES
1	Building category		
2	Painting		
3	Corrosion		
4	Joints, nuts, bolts, rivets, welds, gusset plates		
5	Bending or buckling of members		
6	Base plate connections with columns of pedestal		
7	Loads in excess of design loads		
8	Recommendations, if any		

This is to certify that the above is a correct representation of facts as given to me by the owner and as determined by me after Site Inspection to the best of my ability and judgment. The recommendations made by me to ensure adequate safety of the structure are compiled with by the owner to my entire satisfaction.

Name of the SEOR: _____

Registration No.: _____

Address: _____

Tel. No.: _____

Signature: _____

Date _____