# Gujarat Comprehensive Development Control Regulations - 2017

( These regulations shall apply to the entire Gujarat state development area as classified)

# ગુજરાત સંકલિત સામાન્ય વિકાસ નિયંત્રણ વિનિયમો-૨૦૧૭

(આ વિનિયમો સમગ્ર ગુજરાતમા નીચે દર્શાવેલ કેટેગરી મુજબના તમામ વિસ્તારને લાગુ થશે.)

## Applicability

These regulations shall apply to the land development and building construction in the entire Gujarat state development area as classified, based on the jurisdiction under different Acts, the Urban Local Bodies's(here after referred as ULB) are grouped and shown in table below.

Classification of Development Authorities and ULB's

| Class | Development Authority / ULB |
|---|---|
| D1 | Urban Development Authority (Constituted under Section 22 of The GTP&UD Act)<br><br>Ahmedabad Urban Development Authority(AUDA), Gandhinagar Urban Development Authority(GUDA), Surat Urban Development Authority(SUDA), Vadodara Urban Development Authority (VUDA)& Rajkot Urban Development Authority(RUDA). |
| D2 | Urban/ Area Development Authority (Constitued under Section 22/ 5 of The GTP&UD Act)<br><br>Junagadh Urban Development Authority(JUDA), Jamnagar Area Development Authority(JADA), Bhavnagar Area Development Authority(BADA), |
| D3 | Area Development Authority (Constitued under Section 5 of The GTP&UD Act)and Municipality(Seismic Zone – V, )<br><br>Bhuj Area Development Authority, Bhachau Area Development Authority, Rapar Area Development Authority, Anjar Area Development Authority, and Mandvi (Kautch)MUnicipality |
| D4 | Urban Development Authority (Constitued under Section 22 of The GTP&UD Act) (other than Seismic Zone - V ,)<br><br>Himmatnagar Urban Development Authority(HUDA), Surendranagar-Wadhwan Urban Development Authority(SWUDA), Morbi-Wankaner Urban Development Authority(MWUDA), Bardoli Urban Development, authority(BUDA), Navsari Urban Development Authority(NUDA), Khambhaliya Urban Development Authority(KUDA),Bharuch-Ankleshwar Urban Development Authority(BAUDA), Anand-Vidhyanagar-Karmasad Urban Development Authority(AVKUDA). |
| D5 | Area Development Authority (Constitued under Section 5 of The GTP&UDAct) (Special Project related areas.)<br><br>Alang Area Development Authority, Ambaji Area Development Authority, Shamlaji Area Development Authority |

Classification of Development Authorities and ULB's

| Class | Development Authority / ULB |
|---|---|
| D6 | The Gandhidham (Development and Control On Erection Of Buildings) Act – 1957. (Bombay Act No. Xix Of 1958) : Gandhidham Development Authority |
| D7 | Area Development Authority (Designated under Section 6 of The GTP&UD Act)<br><br>Ahawa (Dang), Amreli, Anklav, Bagasara, Balasinor, Barwara, Bavla, Becharaji, Bhayavdar, Bilimora, Borsad, Botad, Chansma, Chhaya, Chhota udepur, Chorwad, Dabhoi, Dahod, Dakor, Deesa, Devgadhbaria, Dhandhuka, Dhangadhra, Dharampur, Dharmaj, Dholka, Dhoraji, Dwarka, Gandevi, Godhra, Gondal, Halol, Halwad, Idar, Jagadiya- Sultanpura, Jambusar, Jamjodhpur, Jetpur - Navagadh, Kadi, Kalawad, Kalol(Godhara), Kapadvanj, Karjan, Kathor, Kayavarohan, Keshod, Khambhat, Kheda, Khedbrahma, Kodinar, Kosamba, Limbdi, Lunawda, Mahesana, Mahuva, Manavadar, Mandal, Mandvi(Surat), Mangrol, Mansa, Matar, Modasa, Nadiad, Okha, Palanpur, Palitana, Pardi, Patan, Petlad, Porbandar, Prantij, Radhanpur, Rajpipla, Ranpur, Sankheda, Santarampura, Savali, Savarkundala, Shihor, Siddhapur, Sojitra, Talod, Tarsadi, Thangadh, Udwada, Umargam, Umreth, Una, Unjha, Upleta, Vadinar, Vadnagar, Vaghodia, Valsad, Vapi, Vaso, Veraval-Patan, Vijapur, Viramgam, Visnagar, Vyara, Waghai (Dang), Kayavorahan. |
| D8 | Nagarpalika declared under the Gujarat Municipalities Act, 1963<br><br>All Nagarpalika not included in D1 to D7 |
| D9 | Gujarat Industrial Development Act, 1962.<br><br>All Industrial estates or industrial areas under the jurisdiction of Gujarat Industrial Development Corporations included in D1 to D8 or otherwise |

પત્રક 1: વિકાસ સત્તામંડળ / સમુચિત સત્તામંડળોનું વર્ગીકરણ

| વર્ગ | વિકાસ સત્તામંડળ / સમુચિત સત્તામંડળો |
|---|---|
| D1 | શહેરી વિકાસ સત્તામંડળ (નગર આયોજન અને શહેરી વિકાસ અધિનિયમની કલમ – ૨૨ હેઠળ રચાયેલ)<br>અમદાવાદ શહેરી વિકાસ સત્તામંડળ, ગાંધીનગર શહેરી વિકાસ સત્તામંડળ<br>સુરત શહેરી વિકાસ સત્તામંડળ, વડોદરા શહેરી વિકાસ સત્તામંડળ અને રાજકોટ. |
| D2 | શહેરી/વિસ્તાર વિકાસ સત્તામંડળ (નગર આયોજન અને શહેરી વિકાસ અધિનિયમની કલમ – ૨૨ હેઠળ રચાયેલ)<br>જુનાગઢ શહેરી વિકાસ સત્તામંડળ, જામનગર વિસ્તાર વિકાસ સત્તામંડળ, ભાવનગર વિસ્તાર વિકાસ સત્તામંડળ |
| D3 | વિસ્તાર વિકાસ સત્તામંડળ (નગર આયોજન અને શહેરી વિકાસ અધિનિયમની કલમ - ૫ હેઠળ રચાયેલ) (ભુકંપ ઝોન - ૫.)<br>ભુજ વિસ્તાર વિકાસ સત્તામંડળ, ભચાઉ વિસ્તાર વિકાસ સત્તામંડળ, રાપર વિસ્તાર વિકાસ સત્તામંડળ, અંજાર વિસ્તાર વિકાસ સત્તામંડળ., માંડવી(કચ્છ) |
| D4 | શહેરી વિકાસ સત્તામંડળ (નગર આયોજન અને શહેરી વિકાસ અધિનિયમની કલમ - ૨૨ હેઠળ રચાયેલ) (ભુકંપ ઝોન - ૫ સિવાયના શહેરી વિકાસ સત્તામંડળ)<br>હિંમતનગર શહેરી વિકાસ સત્તામંડળ, સુરેન્દ્ર નગર વઢવાણ શહેરી વિકાસ સત્તામંડળ, મોરબી વાંકાનેર શહેરી વિકાસ સત્તામંડળ, બારડોલી શહેરી વિકાસ સત્તામંડળ, નવસારી શહેરી વિકાસ સત્તામંડળ, ખંભાળીયા શહેરી વિકાસ સત્તામંડળ, ભરુચ-અંક્લેશ્વર શહેરી વિકાસ સત્તામંડળ, આણંદ-વલ્લભવિદ્યાનગર-કરમસદ શહેરી વિકાસ સત્તામંડળ |
| D5 | વિસ્તાર વિકાસ સત્તામંડળ (નગર આયોજન અને શહેરી વિકાસ અધિનિયમની કલમ - ૫ હેઠળ રચાયેલ) (સ્પેશીયલ પ્રોજેક્ટ વિસ્તાર)<br>અલંગ વિસ્તાર વિકાસ સત્તામંડળ, અંબાજી વિસ્તાર વિકાસ સત્તામંડળ, શ્યામળાજી વિસ્તાર વિકાસ સત્તામંડળ. |
| D6 | ધી ગાંધીધામ Development And Control On Erection Of Buildings) Act – 1957. (Bombay Act No. Xix Of 1958) :<br>ગાંધીધામ વિકાસ સત્તામંડળ |
| D7 | વિસ્તાર વિકાસ સત્તામંડળ (નગર આયોજન અને શહેરી વિકાસ અધિનિયમની કલમ – ૬ હેઠળ રચાયેલ)<br>આહવા (ડાંગ), અમરેલી, અંજાર, આંકલાવ, બગસરા, બાલાસીનોર, બરવાળા, બાવળા, |

પત્રક 1: વિકાસ સત્તામંડળ / સમુચિત સત્તામંડળોનું વર્ગીકરણ

| વર્ગ | વિકાસ સત્તામંડળ / સમુચિત સત્તામંડળો |
|---|---|
| | બૈચરાજી, ભાયાવદર, બિલીમોરા, બોરસદ,ચાણસમા , છાયા, છોટાઉદેપુર, ચોરવાડ, ડભોઈ, દાહોદ,ડાકોર, ડીસા, દેવગઢબારીયા, ધંધુકા, ધાંગધ્રા, ધરમપુર, ધર્મજ, ધોળકા, ધોરાજી, દ્વારકા, ગણદેવી, ગોંડલ, હાલોલ, હળવદ, ઇડર, ઝગડીયા સુલ્તાનપુરા, જંબુસર, જામજોધપુર, કડી, કાલાવાડ, કાલોલ (ગોધરા), કપડવંજ, કરજણ, કઠોર, કાયાવરોહણ, કેશોદ, ખંભાત, ખેડા, ખેડબ્રમા, કોડીનાર, કોસંબા, લીમડી, લુણાવડા, મહેસાણા, મહુવા, માણાવદર, માંડલ, માંડવી(સુરત), માંગરોળ, માણસા, માતર, મોડાસા, ઓખા, પાલીતાણા, પારડી, પ્રાંતિજ, રાધનપુર, રાજપીપળા, રાણપુર, સંખેડા, સંતરામપુર, સાવલી, સાવરકુંડલા, શામળાજી, શિહોર, સિદ્ધપુર, સોજીત્રા, તલોદ, તરસાડી, થાનગઢ, ઉદવાડા, ઉમરગામ, ઉમરેઠ, ઉના, ઉંઝા, ઉપલેટા, વાડીનાર, વડનગર, વાઘોડીયા, વસો, વીઝાપુર, વિરમગામ, વિસનગર, વ્યારા, વઘઈ(ડાંગ), કાયાવરોહણ. |
| D8 | ધી ગુજરાત નગરપાલિકા અધિનિયમ – ૧૯૬૩ નીચે રચાયેલ / નિર્દિષ્ટ કરેલ ડી-૧ થી ડી-૭ માં સમાવિષ્ટ કરાયેલ સિવાયની નગરપાલિકાઓ |
| D9 | ધી ગુજરાત ઔધોગીક વિકાસ અધિનિયમ - ૧૯૬૨.<br>જે વિસ્તાર ડી-૧ થી ડી-૯ માં સમાવિષ્ટ ન કરાયેલ હોય, તે તમામ ઔધોગીક વસાહતો અથવા ઔધોગીક વિસ્તાર. |

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આમુખ

કાર્યપદ્ધતી વિનિયમો

આયોજન વિનિયમો

Performance વિનિયમો

વ્યાખ્યાઓ

શિડ્યુલ, ફોર્મ્સ, એનેક્ષર

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**STRUCTURE OF THIS DOCUMENT:**

| | |
|---|---|
| **Section A:** | **Preamble** |
| **Section B :** | **Procedure Regulations**<br>This section defines the process for securing development permission, building use permission and the requisite fees for the same. It also provides specific formats and defines stages for submissions besides defining the responsibilities of individuals involved in this process. |
| **Section C:** | **Appendix, Schedules and Forms** |

# Section A:

# Preamble, Short Title, Applicability

# 1 PREAMBLE

For different jurisdictions in different Acts, the State Government, in exercise of the powers, specified hereunder, conferred under different acts, hereby issue the following regulations,--

- Section 116A of the Gujarat Town Planning and Urban Development Act 1976;
- Section 155 of Gujarat Nagarpalika Act, 1963;
- Clause (a) of Section 31 the Gandhidham (Development and Control on Erection of Buildings) Act 1957;
- Section 54 of the Gujarat Industrial Development Act, 1962 (Guj. XXIII of 1962)

## 1.1 SHORT TITLE, APPLICABILITY & COMMENCEMENT:

### 1.1.1 Short Title

These Regulations may be called 'The Gujarat Comprehensive Development Control Regulations - 2017.

### 1.1.2 Commencement

They shall come in to force from the date of publication in the Gujarat *Gazette.*

### 1.1.3 Applicability

These regulations shall apply to the land development and building construction in the entire Gujarat State. Based on the jurisdiction under different Acts, the ULB's are grouped and shown in table 1.1-1

Table 1.1-1Classification of Development Authorities and ULB's

| Class | Development Authority / ULB |
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| D1 | Urban Development Authority (Constituted under Section 22 of The GTP&UD Act)<br><br>Ahmedabad Urban Development Authority(AUDA), Gandhinagar Urban Development Authority(GUDA), Surat Urban Development Authority(SUDA), Vadodara Urban Development Authority (VUDA)& Rajkot Urban Development Authority(RUDA). |
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| Class | Development Authority / ULB |
|---|---|
| D4 | Urban Development Authority (Constitued under Section 22 of The GTP&UD Act) (other than Seismic Zone - V ,)<br><br>Himmatnagar Urban Development Authority(HUDA), Surendranagar-Wadhwan Urban Development Authority(SWUDA), Morbi-Wankaner Urban Development Authority(MWUDA), Bardoli Urban Development, authority(BUDA), Navsari Urban Development Authority(NUDA), Khambhaliya Urban Development Authority(KUDA),Bharuch-Ankleshwar Urban Development Authority(BAUDA), Anand-Vidhyanagar-Karmasad Urban Development Authority(AVKUDA). |
| D5 | Area Development Authority (Constitued under Section 5 of The GTP&UDAct) (Special Project related areas.)<br><br>Alang Area Development Authority, Ambaji Area Development Authority, Shamlaji Area Development Authority |
| D6 | The Gandhidham (Development and Control On Erection Of Buildings) Act – 1957. (Bombay Act No. Xix Of 1958) : Gandhidham Development Authority |
| D7 | Area Development Authority (Designated under Section 6 of The GTP&UD Act)<br><br>Ahawa (Dang), Amreli, Anklav, Bagasara, Balasinor, Barwara, Bavla, Becharaji, Bhayavdar, Bilimora, Borsad, Botad, Chansma, Chhaya, Chhota udepur, Chorwad, Dabhoi, Dahod, Dakor, Deesa, Devgadhbaria, Dhandhuka, Dhangadhra, Dharampur, Dharmaj, Dholka, Dhoraji, Dwarka, Gandevi, Godhra, Gondal, Halol, Halwad, Idar, Jagadiya- Sultanpura, Jambusar, Jamjodhpur, Jetpur - Navagadh, Kadi, Kalawad, Kalol(Godhara), Kapadvanj, Karjan, Kathor, Kayavarohan, Keshod, Khambhat, Kheda, Khedbrahma, Kodinar, Kosamba, Limbdi, Lunawda, Mahesana, Mahuva, Manavadar, Mandal, Mandvi(Surat), Mangrol, Mansa, Matar, Modasa, Nadiad, Okha, Palanpur, Palitana, Pardi, Patan, Petlad, Porbandar, Prantij, Radhanpur, Rajpipla, Ranpur, Sankheda, Santarampura, Savali, Savarkundala, Shihor, Siddhapur, Sojitra, Talod, Tarsadi, Thangadh, Udwada, Umargam, Umreth, Una, Unjha, Upleta, Vadinar, Vadnagar, Vaghodia, Valsad, Vapi, Vaso, Veraval-Patan, Vijapur, Viramgam, Visnagar, Vyara, Waghai (Dang), Kayavorahan. |
| D8 | Nagarpalika declared under the Gujarat Municipalities Act, 1963<br><br>All Nagarpalika not included in D1 to D7 |
| D9 | Gujarat Industrial Development Act, 1962. |

Table 1.1-1Classification of Development Authorities and ULB's

| Class | Development Authority / ULB |
|---|---|
| | All Industrial estates or industrial areas under the jurisdiction of Gujarat Industrial Development Corporations included in D1 to D8 or otherwise |

### 1.1.4 Existing approved building

Nothing in these GDCR shall require the removal, alteration or abandonment, nor prevent continuance of the lawfully established use or occupancy of an existing approved building unless, in the opinion of the Competent Authority such a building is unsafe or constitutes a hazard to the safety of adjacent property or to the occupants of the building itself, or endanger to any premises or person adjoining to it.

### 1.1.5 Repeal

All existing rules, regulations, byelaws orders that are in conflict or inconsistent with these Regulations shall stand modified to the extent of the provisions of these rules.

### 1.1.6 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.

# Section B:

# Procedure Regulations

# 2 DEVELOPMENT PERMISSION AND BUILDING USE PERMISSION

## 2.1 Development Permission Required

Subject to provisions of relevant sections under the Gujarat Town Planning and Urban Development Act, 1976 (President Act No. 27of 1976) or Local Acts or the Gujarat Industrial Development Act-1962 (GIDC Act-1962)or GDA Act-1957 as stated in the context with their amendment from time to time no person shall undertake any building or development activity in or over any land 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.

## 2.2 Development Permission Not Required

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

## 2.3 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 or with the proposal of GIDC or with the proposal of D8 category Nagarpalika .

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.

"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.

## 2.4 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
   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 Clearance from Chief Fire Officer as applicable.
11. All buildings shall be barrier free accesible to all people.

## 2.5 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. 5.5.2

## 2.6 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.

## 2.7 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.

### 2.7.1 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 stipulated in Schedule 3, penalty shall be charged as per Schedule 6.

## 2.8 Procedures for Obtaining, Revising and Revalidating a Development Permission

### 2.8.1 Obtaining a Development Permission

On receipt of a duly completed application for Development Permission either by electronic mode with digital authentic signature of all concern person on record or in physical mode 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 Competent Authority may utilise the automated building plan approval system for scrutinity of application.

Notwithstanding anything contained in the prevailing regulation, in case if any person intending to construct a single residential building of area up to 125 sq.mt. according to the prevailing regulation which attracts any of the clauses specified here under may be allowed to commence the construction with the assent and responsibility of the Engineer/Architect on record, after submitting plans in duplicate with the application in the manner prescribe in the regulation. Competent Authority shall handover the second copy of plan to the applicant duly acknowledged, which shall be kept for inspection on site.

The licensed Engineer/Architect along with the applicant shall submit an affidavit prescribed in form -17.

a. Layout sanctioned by any Competent Authority.

b. Valid Non-Agriculture permission issued under order is in possession.

c. The built-up area does not exceed 125 sq.mt.

d. Sanctioned plan for the existing building owned by single ownership.

It is mandatory to obtain a Building Use Permission from the Competent Authority prior to occupancy or use being made. No infrastructure services like water supply, drainage connection shall be availed to the owner without obtaining building use permission.

Every authority shall maintain a separate register for all such development, to enable monitoring of compliance with the rules.

It shall be responsibility of licensed Engineer/Architect to keep the plan on the site duly acknowledged by the competent authority and should be made available to any authorized officer of the competent authority for inspection.

If the construction is not in conformity with development regulations, competent authority may direct the person to demolish or modified the construction after issuing notice of seven days.

The procedure for obtaining a Development Permission is specified in Regulation No. 4.1

### 2.8.2 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 FSI
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. 4.2

### 2.8.3 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 ma 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. 4.3

## 2.9 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.

## 2.10 "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 2 . 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) NOC from Appropriate Authority

(g) Structural reports and structural drawings

## 2.11 "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.

## 2.12 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.

### 2.12.1 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 Unauthorized Use of Building, it shall, by a written notice, communicate the reason and require the person making unauthorized 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 unauthorized 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 being 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 may be undertaken after obtaining a valid Building Use Permission. Penalty for undertaking such Unauthorized Use of building or part of a building shall by payable before a Building Use Permission is granted and is stipulated in Schedule 16.

## 2.13 Procedure for Obtaining Building Use Permission

### 2.13.1 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.

### 2.13.2 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. **Error! Reference source not found.**

## 2.14 Relaxation

### 2.14.1 "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:
   i. competent authority;
   ii. Government;
   iii. 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 15mts 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 15mts.

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 FSI shall be made in any of the regulations meant for any Building-unit having height more than 15mts. Irrespective of provisions made above, in case of development for religious building, e.g. temple, church, mosque, a*giari* etc. up to 0.6 FSI only.

## 2.15 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 neighborhood.

## 2.16 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.

The Office-in-Charge of a Government Department shall, under the relevant provisions of the relevant act, 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 21.

## 2.17 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. and as per provisions of the Local Acts or the Gujarat Industrial Development Act-1962 (GIDC Act-1962)or GDA Act-1957 as the case may be by the competent authorities.

# 3 RESPONSIBILITIES OF OWNER AND/OR DEVELOPER AND PERSONS ON RECORD

## 3.1 Registration of Persons on Record (POR)

### 3.1.1 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 Office. Applications for registration should be made in the format prescribed in Form No. 1.

### 3.1.2 Minimum Qualifications and Competence Requirements

Minimum qualifications and competence requirements for being considered for registration as Persons on Record are specified in Schedule 7.

### 3.1.3 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 8. The fees shall be revised from time to time.

## 3.2 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.

## 3.3 Responsibilities of Individual Persons on Record (POR)

Responsibilities of Persons on Record shall be as follows and all POR has to jointly certify technical Audit Report as per Schedule No.27 for all residential building which are 18.00m. or above height and for all type of non- residential building.

### 3.3.1 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.

### 3.3.2 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.mt. 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.mt.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 report, 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.

## 3.4 Responsibilities of all POR

1. They shall develop all buildings, which are compatible and accessible to all people and all building shall design in such a manner that it must fulfill the requirement of divayang/disabled people.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. They shall study and be conversant with the provision of the Act, Local Acts, the Gujarat Industrial Development Act-1962 (GIDC Act-1962),GDA Act-1957 and the rules 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.

## 3.5 Responsibilities of Individual Persons on Record (POR)

Responsibilities of Persons on Record shall be as follows and all POR has to jointly certify technical Audit Report as per Schedule No.27 for all residential building which are 18.00m. or above height and for all type of non- residential building.

### 3.5.1 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. 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 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.

### 3.5.2 Engineer 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.

### 3.5.3 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

### 3.5.4 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 Clerk of Works for the building using the format prescribed in Form No. 4. In case of termination of services as Clerk of Works, inform the Competent Authorities about the stage of work at which services are terminated. The registered Clerk of Works appointed as replacement of the preceding Clerk 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. on behalf of the owner, submit the progress certificates, completion certificates and obtain the Building Use Permission as required under the regulations.

6. deposit with the Competent Authority one set of working drawings of the works executed along with the progress certificates before proceeding to the next stage of the work.

7. inform the Competent Authority immediately on termination of the services of any of

Person 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 to the Competent Authority within 7 days of his/her 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.

10. take adequate measures to ensure that no damage is caused to the work under

construction and the adjoining properties.

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

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

13. not be permitted to supervise more than ten independent Building-units at a given time as provided in Development Regulations.

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

### 3.5.5 Supervisor of Works on Record (abbreviated as SOR)

The supervisor 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 SEORand instruction given by COWOR.

2. immediately inform the Developer and 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/COWOR 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 neighborhood.

9. ensure that no nuisance is caused to traffic & neighboring 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 M. peripheral area of each site..

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

### 3.5.6 Fire Protection Consultant on Record (abbreviated as FPCOR)

The Fire Protection Consultant on Record shall be required for all buildings listed in Schedule 23 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 Prevention and Life Safety Measures Regulation – 2016 and amended from time to time 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.

## 3.6 Development Permission to be withheld with Change of Ownership or Change in Persons of Record

### 3.6.1 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.

### 3.6.2 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.

## 3.7 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

## 3.8 Third Party Checks and Inspections for the purpose of safety requirement for the building height above 45 mt.

(1) DEFINITION

(a) "Committee" shall comprise of following:-

| | | |
|---|---|---|
| 1 | Municipal Commissioner | Chairman |
| 2 | Chief Executive Authority | Member |
| 3 | Head of the Fire Services of the relevant area | Member |
| 4 | Structural Engineer having the minimum qualification of Structural Expert | Member |
| 5 | Officer not below the rank of superintendent engineer of design cell of Road and Building Department | Member |
| 6 | Any other person decided by chairman | Member secretary |

(b) Structure Design shall comprise of:-

I. report specifying the details of design, calculations, the codes which are followed, the specification of materials and other relevant required testimonials;

II. Drawings;

III. test reports.

(c) "structural Expert" means a person possessing:-

I. Master degree in structure design or its equivalent awarded by the recognized university;

II. 15 years' experience in structural design of building and should have at least design 10 buildings having height more than 40 mt.

(d) "Site Supervisor" means a person possessing:-

i. Bachelor degree in civil engineering or its equivalent awarded by the recognized university:

ii. 10 years' experience in supervision of structural design implementation of building and should have at least supervised 10 buildings having height more than 40 mt.

(e) "Stage" means foundation, level or ground floor level or 1st floor or any other level including terrace slab and the completion.

2 PROCEDURE

a) Along with the application for development permission the owner, in addition to the requirements of GDCR, shall submit the structure design and the audit report of structural expert

b) The audit report submitted under sub-rule (1) shall be the report of the structure expert certifying that structure design submitted complies with the relevant provisions of codes/standards applicable for the purpose of design.

c) Before the issue of development permission, the committee shall review the structure design and the audit report.

d) During the erection of building the owner or the developer as the case may be shall in addition to whatever specified in GDCR shall appoint a site supervisor.

e) The site supervisor, at each stage, shall give his report specifying that the erection carried out is in conformity with the structure design as audited by structural expert.

f) The owner or the developer as the case may be shall along with other requirement of GDCR, at the completion of each stage submit to the competent authority the report of site supervisor.

3 The front marginal space shall be kept at ground level and no construction or erection shall be done which may became an obstacle to parking.

4 For the purpose of security CCTV Cameras, public address system and the control room have to be provided.

5 The measures taken for security and fire safety shall be reviewed yearly by the Competent authority."

# 4 PROCEDURE FOR OBTAINING, REVISING AND REVALIDATING A DEVELOPMENT PERMISSION

## 4.1 Obtaining a Development Permission

### 4.1.1 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 and Form No.5B for GIDC and Form No.5C for D8 category Municipalities.

### 4.1.2 Scrutiny Fees

Scrutiny Fees and other charges for obtaining a Development Permission shall be determined by the Competent Authority and are listed in Schedule 3.

### 4.1.3 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 4a for Building, Schedule 4b for Sub-division and Amalgamation and Schedule 4c for Brick Kiln, Mining and Quarrying. The format for submission of drawings, specifications and documents is specified in Schedule 5.

### 4.1.4 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.

### 4.1.5 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 thirty 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.But in no case Competent authority shall decide the ownership right without the consent of the co-owner of the property or chairman/secretary of the co-operative society.

### 4.1.6 Penalties

Penalties for not complying with Regulation No. 4.1are stipulated in Schedule 6.

## 4.2 Revising a Development Permission

### 4.2.1 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.

### 4.2.2 Fees

Development Permission Fees and other charges for revising a Development Permission shall be determined by the Competent Authority and are listed in Schedule 3.

### 4.2.3 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 4a, 4b and 4c for the respective uses. The format for submission of drawings, specifications and documents is specified in Schedule 5.

### 4.2.4 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.

### 4.2.5 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.

### 4.2.6 Penalties

Penalties for not complying with Regulation No. 4.2 are stipulated in Schedule 6.

## 4.3 Revalidating a Development Permission

### 4.3.1 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.

### 4.3.2 Fees

Development Permission Revalidation Fees for revalidating a Development Permission shall be determined by the Competent Authority and are listed in Schedule 9.

For revalidating a lapsed Development Permission, penalty charges shall be applicable and are listed in Schedule 9.

### 4.3.3 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 10. The format for submission of documents is specified in Schedule 5.

### 4.3.4 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-2021, and communicate queries pertaining to the application.

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

### 4.3.5 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.

### 4.3.6 Penalties

Penalties for not complying with Regulation No. 4.3 are stipulated in Schedule 6.

## 4.4 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 24hrs. of the inspection.
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 date.
9. Competent Authority shall design and develop an online development permission system with integrated application for all internal and external agencies require to provide applicable NOCs/Approvals.
10. Competent Authority shall develop the on line development permission system having e-intimation system for plinth level as well as further stage completion.
11. Competent Authority shall make provision for digitally signed certification.
12. Competent authority shall carried out a single ,joint site inspection by all such concern authorities such as Fire, Sewarage,, Electricity, Labour Water Department

and internal department responsible for granting construction permit by authorizing the registered architect/engineers, who registered with the authorities for the purpose of inspecting the construction at different stage and competent authority will decide the wages for the concern inspector depending upon the quantum of work/inspection.

13. To authorize the registered architect/engineer, who are registered with the competent authorities, competent authorities shall prepare a form and inspection report and The authorized engineers/architects shall furnish the information as required in the inspection report in the prescribed timings

14. Authorized inspector as above have responsibility to inspect the site as per the prevailing and the regulation made hereunder within prescribed time and prescribed form.

15. If, any inspector authorize by the competent authorities fail to perform his/her duties of inspection as per provisions of the act will be punish as per the provisions of the act.

## 4.5 Conflict Resolution Mechanism

1. Under the provisions of section 29 of The Gujarat Town Planning and Urban Development Act-1976 and General Development Control Regulation, Appropriate Urban Development Authority and Area Development Authority give/issue development permission and building use permission. If any applicant has any grievance for development permission/building use permission as per the provisions of General Development Control Regulation for D1 to D7 category, applicant can make representation before Chief Town Planner, Town Planning and Valuation Department; The Chief Town Planner can give their opinion to the appropriate authority to redress the grievance as per provisions of General Development Control Regulation.

2. Under the Provisions of The Gujarat Municipalities Act-1963 ,Appropriate Municipalities authorize person under the relevant provision of the local act give/issue development permission/building use permission.If any applicant has any grievence for development permission/building use permission as per provisions of these regulation for D8 category,applicant can make representation before Deputy Secretary of Nagarpalika,Urban Development and Urban Housing Department; The said deputy secretry can give their opinion to the appropriate authority to redress the grievance as per provisions of General Development Control Regulation.

3. Under the provisions of the GIDC Act-1962,authorized person of GIDC give/issue development permission /building use permission.If any applicant has any grievence for development permission/building use permission as per provision of these regulation for D9 category,applicant can make representation before managing director of GIDC,Industrial Development Corporation of Gujarat;The managing

director can give their opinion to the appropriate authority to redress the grievance as per provisions of General Development Control Regulation.

# 5 PROCEDURE DURING CONSTRUCTION

## 5.1 Inspection of Construction

### 5.1.1 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 Permit authorized officers of the Competent Authority to enter the Building-unit and inspect the building for the purpose of enforcing these Regulations.

### 5.1.2 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. 5.5.

### 5.1.3 Inspection for Fire Safety and Protection of Building under Construction

For buildings listed in Schedule 23, 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.

## 5.2 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 reble 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 11.

## 5.3 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 12 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.

## 5.4 Reducing Inconvenience and Ensuring Safety during Construction

### 5.4.1 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.

### 5.4.2 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.

### 5.4.3 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.

## 5.5 Progress of Construction and Inspection - Development Permission

### 5.5.1 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.mt 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.mt.

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.

### 5.5.2 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.4.3.

### 5.5.3 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 13. Notice of Progress of Construction shall be made in the format prescribed in Form No. 11 and approved by the Persons on Record.

## 5.6 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.

### 5.6.1 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.

### 5.6.2 Principles of Risk Categorization

The different Consequences Classes is specified Table 5.1: Principles of Risk Categorization (Definition of Consequence Class) classification of the buildings & Control at the Design Stage (Design Supervision Levels, or DSL)

Based on the classification of the buildings specified in Table 5.2 the persons on record (POR) shall carryout the design supervision and the checks as specified in Table 5.3: Control at the Design Stage (Design Supervision Levels, or DSL)

### 5.6.3 Design Supervision Levels, or DSL

The competent authority shall as carryout the inspection and other requirements as specified in Table 5.2: Control at the Design Stage (Design Supervision Levels, or DSL)

**Table- 5.6.1 : Principles of Risk Categorization (Definition of Consequence Class)**

| Sr. No. | Consequences Classes | Description | Use and Building type |
|---|---|---|---|
| **1** | **2** | **3** | **4** |
| 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:<br>○ Detached dwelling unit (excluding multiple units), Farm House (excluding multiple units)<br>○ 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 the same person. | • For the following development where the building height does not exceed 13.5 mt:<br>○ Tenement, Semi-detached Dwelling unit, Chawls, Row House, Pre –School, Cottage Industry,<br>○ 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 mt:<br>○ Dharamshala, Apartment, Hostel, Flat, EWS Housing, Low cost housing,<br>○ Dimond Industry, Godown (non-inflammable), Whole sale Market and their ancillary uses,<br>○ Restaurant, Shopping Centre, Shopping Mall, Indoor Hospital, Service Establishment, Offices for Individuals, Corporate Offices<br>○ Garden Restaurant, Garden, Party Plot. |

| | Consequences Classes | Description | Use and Building type |
|---|---|---|---|
| 3 | CC4 | High consequence for loss of human life;<br>High consequences for economic, social, or environmental consequences | • For the following development where the building height exceeding 25 mt but up to 45 mt:<br>○Bed and Breakfast, Dharamshala, Apartment, Hostel, Flat, EWS Housing, Low cost housing,<br>○Guest House, Lodging and boarding, Motel, Serviced Apartment, Motel,<br>○Dimond Industry,<br>• For the following development where the building height exceeding 13.5 mt but up to 45 mt:<br>○Godown (non-inflammable), Small Factories, Auto Repair, Workshop/ Warehouses, Wood Workshop, Fabrication, Workshop, Public – Garage, Light/ Service Industries;<br>○Restaurant, Shopping centre, Shopping Mall, Indoor Hospital, Service Establishment, Offices, Corporate Offices, Call centres,<br>○Training /Fitness Centre, Research Centers, Clinic, Retail Shop<br>• For the following development having up to 45 mt:<br>○Nursing Home, Maternity Home, Pathology Laboratory, Hospital, Surgical Hospital,Hospital and contigeneous deseses,Mental Hospital<br>○Primary/ Secondary / Higher Secondary Schools, College, Polytechnic, University<br>○Exhibition / Town / Community / Banquet Hall/ Hall, Hall, Wadi, Video Hall Shooting Range, Drive-in Cinema, Golf<br>○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, Sports Complex, Swimming Pool, Playfield, |

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|---|---|---|---|
| | | | 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**<br>○Temples, Church, Mosque, Gurudwara, Synagogue, Upashraya, Sant Niwas<br>○Newspaper Printing Press, Concrete Batching Plant, Stone Cutting And Polishing; Poultry Farm, Dairy, Assembly Plant,<br>○Godown (If Inflammable), LPG Cylinder, Kerosene Depot,<br>○Junk Yard, Warehouse, Godown, Cold Storage, Timber Mart, Steel Stockyard,Ice Factory All Industries both Hazardous/ Non-Hazardous, Textile Units, Ice Factory;<br>○Quarrying of Stone, Quarrying of Gravel , Quarrying of Clay; Dumping of Solid Waste,<br>○Slaughter House, Meat Processing Units, Leather Processing Units, Cold Storage<br>○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<br>○Truck Terminal, Bus Terminal (by private enterprise),Transport Terminal for Goods and Passengers<br>○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<br>○Dumping of Solid Waste,<br>○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 |

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| | | | Type activity not permissible as per the provision of the Environment Protection Act.1968 and Environment (Projection Rules-1968)<br>○Poultry Farm, Agro-based Godowns<br>○Fair, Circus, Exhibition, *Mela*, *Pandal*<br>○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<br>○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<br>○Indoor Hospital, Nursing Home<br>○All others not specified. |
| 5 | CC5 | Very High consequence for loss of human life;Very High consequences for economic,social,or environmental consequences | • All buildings taller than 45 mt. Irrespective of use. |

**Table 5.6.4 Control at the Design and Inspection Stage (SL)**

| **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.** |
|---|---|---|---|
| SL1 Relating to CC1 | Supervision by the owner and POR | • Self-checking: Checking performed by the person who has prepared the design. | 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 |

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|---|---|---|---|
| | | • Self-certification of design by the architect and the structural engineer appointed by the owner. | the plans are approved. The POR shall for all levels submit the reports and submission of completion plan.<br>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<br>The competent authority shall not insist on the insurance for the building. |
| SL2 Relating to CC2 | Normal supervision by POR and the Competent Authority | • Self-checking: Checking performed by the person who has prepared the design.<br>• Self-certification of design by the architect and the structural engineer appointed by the owner. | 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.<br>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 the owner and POR.<br>The competent authority shall not insist on the insurance for the building. |
| SL3 Relating to CC3 | Normal supervision by POR and the Competent | • Checking by different persons in accordance with the | Certification by the architect and the structural engineer appointed by the owner for carrying out the construction |

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|---|---|---|---|
| | Authority | procedure prescribed in these regulation no 4, 5 and 6 of these regulations<br>• Plinth and occupancy inspection and certification by structure designer. | 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.<br>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.<br>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. |
| SL4 Relating to CC4 | Extended supervision | • Checking by different persons in accordance with the procedure prescribed in these regulation no 4, 5 and 6 of these regulations<br>• Plinth and occupancy inspection and certification by structure designer. | 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.<br>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<br>The competent authority shall ask |

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|---|---|---|---|
| | | | the owner to seek insurance coverage for the building for minimum 15 years and then only issue the building use permission. |
| SL5 Relating to CC5 | | • Checking by different persons in accordance with the procedure prescribed in these regulation no 4, 5 and 6 of these regulations.<br>• Third party inspection as per regulation no 3.8- Checking performed by authorized person different from that which prepared the design<br>• 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 3.8 | 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.<br>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 party under regulation 3.8 and only than after the approval by the committee issue building use permission.<br>The competent authority shall ask the owner to seek insurance coverage for the building for minimum 15 years and for any other matter the committee recommends and then only issue the building use permission. |

# 6 PROCEDURE FOR OBTAINING A BUILDING USE PERMISSION

## 6.1 Obtaining Building Use Permission

### 6.1.1 Notice of Completion of Construction and Building Use Permission

The Owner and the Architect/ Engineer 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 14. The format for submission of drawings, specifications and documents is specified in Schedule 5.

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.

### 6.1.2 Fees

Building Use Permission Fees shall be determined by the Competent Authority and are listed in Schedule 15. 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.

### 6.1.3 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 22. 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.

### 6.1.4 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 21days 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 22, 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.

### 6.1.5 Penalties

Penalties for not complying with Regulation No. **Error! Reference source not found.** are stipulated in Schedule 16.

## 6.2 Obtaining Permission to Change Sanctioned Use of Building

### 6.2.1 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.

### 6.2.2 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 14. The format for submission of drawings, specifications and documents is specified in Schedule 5 and Schedule 22.

### 6.2.3 Fees

Fees and other charges for obtaining Permission to Change Sanctioned Use of Building are listed in Schedule 15.

### 6.2.4 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.

### 6.2.5 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.

### 6.2.6 Penalties

Penalties for not complying with Regulations No. 6.2 are stipulated in Schedule 16.

## 6.3 Authorizing Private Inspector For Inspection

1. For the purpose of inspecting the construction at different stages, the competent authority may hire the services of the architects/engineers who are registered.
2. The competent authority while hiring an architects/engineers, shall see that for different risk levels, the engineer or the architect hired is experienced. Following table shows the experience required for different Risk levels. The competent authority shall for each site visit and the report decide the fees. For this the competent authority shall, for the subsequent financial year, latest by 15 March every year publish the fees and invite the applications of architects and engineers who would be willing to work as inspection architect / engineer. On receipt of the applications, the competent authority shall make a panel of approved engineer / architect.
3. The competent authority shall make an contract agreement with all the engineers / architect included in the panel. The agreement shall include the scope of work, the reporting systems and the protocols (including penalty clauses, mode of payments and reporting systems –both online and in hard copies) for smooth functioning of inspections.

| **Sr.No.** | **Consequences of Class** | **Design Supervision** | | **Minimum Experience required** |
|---|---|---|---|---|
| 1. | CC1 | SL1 Relating to CC1 | Supervision by the owner and POR | As per reulation no. AOR,EOR and SEOR registration |
| 2. | CC2 | SL2 Relating to CC2 | Normal supervision by POR and the Competent Authority | One year after registration as AOR,EOR,SEOR for respective task. |
| 3. | CC3 | SL3 Relating to CC3 | Normal supervision by POR and the Competent Authority | Two year after registration as AOR for respective task |
| 4. | CC$ | SL4 Relating to CC4 | Extended supervision | Three year after registration as AOR for respective task. |
| 5. | CC5 | SL5 Relating to CC5 | | Four year after registration as AOR for respective task. |

# Section C:

# Planning Regulations

# 7 GENERAL PLANNING REGULATIONS

The general planning regulations shall apply to any development in any area, as applicable. Development on any land shall be as per the zone for D1 to D7 category and as per use conformity with the existing and proposed development as envisaged by D8 category Municipalities or as per purpose for which plot is allotted by GIDC to the owner . Within each zone of D1 to D8 category the permissible use categories is shown in the use zone table No. 7.1.1 below,for D8 category area the permissible use categorises is shown in table No.7.1.2 below and for D9 category permissible use is shown in table No.7.1.3 below. Specific uses permitted in each use category is specified in the Use Category table below.

## 7.1 Zoning

The development shall be carried out as per the uses permissible in any Zone of D1 to D7 categories as specified in these regulations. The different zones, the category of uses permitted it is shown in the table below. In sanctioned development plan of D1 to D7 category, zones defined which are not mentioned in table 7.1, shall be treated as mentioned in Annexure 1.

Table 7-1.1:USE AND ZONE for D1 to D7 category development area.

| Sr. No. | Use Zone | Code | Permissible Uses |
|---|---|---|---|
| 1 | Core Walled City | CW | Dwelling-1,2&3, Mercantile- 1, Business, Religious, Educational-I, Institutional, Hospitality-1,Assembly-1, Sports & Leisure, Parks, Temporary Use, Public Utility, Public Institutional |
| 2 | Gamtal | GM | |
| 3 | Gamtal Extension | GME | Those permissible in CW/ GM, Educational-2 |
| 4 | Residential Zone | R | Those permissible in CW/ GM, Educational-2, Mercantile- 2, Hospitality- 2, Assembly-2,3&4, Service Establishment. |
| | Residential Zone I | R1 | |
| | Residential Zone III and IV of GUDA | R3 & R4 of GUDA | |
| | City Area C of RUDA | CAC | |
| | City Area B / City Area C of JADA or BADA | CAB / CAC | |
| | Residential Zone II | R2 | |
| | Residential Zone Ill | R3 | Those permissible in CW except: Dwelling-2&3, Mercantile- 1, Business Sports & Leisure, Institutional, Hospitality-1, Including: Educational-2, Assembly- 4 |
| | Residential Affordable Housing Zone-1 | RAH-1 | Dwelling-3, Mercantile-1, Business, Assembly-1, Service Establishment- up to max. 10% of total utilised FSI], Public Utility, Public Institutional Educational-1&2, Institutional &Temporary Use |
| | Restricted Residential Zone | RRZ | Those permissible in R1 subject to the condition that the height shall not exceed 10.0 mt. |

Table 7-1.1:USE AND ZONE for D1 to D7 category development area.

| Sr. No. | Use Zone | Code | Permissible Uses |
|---|---|---|---|
| 5 | Commercial Zone | C | Those permissible in CW, and Mercantile 2&3, Hospitality 2, Assembly 2,3&4. Service Establishment, Storage. |
| | Commercial I(GUDA) | C1 | |
| | Commercial II (GUDA) | C2 | |
| 6 | Logistics Zone/ Logistic Park | L/LP | Those permissible in C Except: Dwelling-2&3- up to max. of 20% of utilized FSI with units of built-up area of 66sq.mt. |
| 7 | Industrial Zone – General Industrial Zone | IG/ ID | Those permissible in C, Industrial- 1&2, Dwelling-2&3- up to max. of 20% of utilized FSI with units of built-up area of 66sq.mt |
| | Industrial Zone - Special | IS | |
| | Non Obnoxious and Non Hazardous Industrial Zone | NONHI | |
| | Industrial Buffer (BAUDA) | IB | Those permissible in IG, Industrial- 3&4. |
| | GIDC Estate 1 (GUDA) | GIDC 1 | Mercantile 1, Business, Service Establishment Industrial 1 & 3 |
| | GIDC Estate 2 (GUDA) | GIDC 2 | Those permissible in GIDC1, Extra Storage, Industrial- 2 &3 |
| | Obnoxious and Hazardous Industrial Zone (JADA) | OHI | Those permissible in IG, Industrial 1 & 2 |
| 8 | Knowledge and Institutional Zone | KZ | Education-2, Assembly-2, Those permissible in CW subject to the following:<br>Dwelling1,2,3 up to max. of 20% of total utilised FSI],<br>Mercantile-1, Business, Hospitality-1- up to max. of 10% of total utilised FSI |
| | Institutional 4 | I4 | Those permissible in KZ |
| | Institutional 5 | I5 | |
| 9 | Parks, Gardens and Open Space | P | Parks, Sports & Leisure, Religious, Public Utility, Public Institutional |
| 10 | Recreational Zone | RZ | Dwelling 1 in Building Unit of Minimum Area 4000 Sqmt ,<br>Temporary use, Religious & Rituals<br>Club, Aquarium, Natural Reserve and Sentury Race Track, Shooting Range, Zoo, Nurseary, Stadium, Botanical Garden. |
| | Recreation Zone 1 | RE 1 | |
| | General Agricultural Zone, Agriculture Zone (RUDA, JADA | Al (A) | Hospitality-1&2, Religious, Educational-1&2, Assembly- 4, Institutional, Industrial-3, Transport, Storage, Agriculture-1,2&3, Sports & |

Table 7-1.1:USE AND ZONE for D1 to D7 category development area.

| Sr. No. | Use Zone | Code | Permissible Uses |
|---|---|---|---|
| | | | Leisure, Parks, Public Utility, Public Institutional, Temporary Use<br>Provided that, service apartment, bread and breakfast, guest house, hotel, motel, lodging and boarding shall not be permitted.<br>Farm Houses specifically to be used for purpose of farming shall be allowed on a building unit having minimum area of 4000 sqmtrs. |
| | Prime Agricultural | A2 | Education 1&2, Agriculture- 1&3; Public Utility, Public<br>Institutional, provided that, service apartment, bread and breakfast, guest house, hotel, motel, lodging and boarding shall not be permitted.<br>Farm Houses specifically to be used for purpose of farming shall be allowed on a building unit having minimum area of 4000 sq mt. |
| 20 | Restricted Agriculture zone | A3 | Zoo and Botanical Garden and Any activity under take by under taken Government for infrastructure |
| | Restricted Agricultural Zone (High Flood Zone) (BAUDA) | A4 | Agriculture- 1 & Temporary Use |
| | Agriculture 1 (GUDA) | AG1 | |
| | High-tech Agriculture | AG2 | |
| 21 | Central Business District | CBD | Those permissible in C |
| 22 | Public / Semi Public Purpose/ Public Utility Zone/ Public Purpose (RUDA) | PSP | Public Purpose Public Utility and Public Institutional. In case of Public Purpose RUDA All uses as per R1 |
| 24 | Defense Zone | D1 | As per Defense and Central Govt Authority Regulations |
| 25 | Special Plan Development Zone | SPD 1 | As per annexure of Planning Regulations of GUDA |
| | Special Planned Development (SPD) Zone- Sabarmati Riverfront Development | SPD-1 | As per SRFD Devlopment plan of AUDA |
| | SPD- Science Park | SPD-2 | As applicable, with NOC from Council of Science Park, under Planning Regulation 20.4 |

Table 7-1.1:USE AND ZONE for D1 to D7 category development area.

| Sr. No. | Use Zone | Code | Permissible Uses |
|---|---|---|---|
| | SPD-Gandhi Ashram Special Development Area | SPD-3 | As allowed in Rl Zone, subject to Planning Regulation 20.3 |
| 26 | Transport Oriented Zone and Smart City Node/ Transport Node | TOZ/SCN/TN | As per R1,C,RE |
| 28 | Institutional Zone/ Public Purpose ZOne | IZ | Education-2, Assembly-2, Those permissible in CW subject to the following:<br>Dwelling1,2,3 up to max. of 20% of total utilised FSI],<br>Mercantile-1, Business, Hospitality-1- up to max. of 10% of total utilised FSI |

**Table 7-2.2:Permissible Uses for D8 category development area.**

| Sr.No. | Development Area within Revnue Limit | Code | Permissible Uses. |
|---|---|---|---|
| 1 | Gamtal Area. | GMD8 | Dwelling-1,2&3, Mercantile- 1, Business, Religious, Educational-I, Institutional, Hospitality-1,Assembly-1, Sports & Leisure, Parks, Temporary Use, Public Utility, Public Institutional |
| 2 | Outside the Gamtal Area but within and upto 500m. Periphery of Gamtal boundry. | RMD8 | Those permissible in GMD8, Educational-2, Mercantile- 2, Hospitality-2, Assembly-2,3&4, Service Establishment. |
| 3 | Outside the Gamtal Area but greater than 500m. along the Periphery of Gamtal boundry | RMD9 | Those permissible in CW, and Mercantile 2&3, Hospitality 2, Assembly 2,3&4. Service Establishment, Storage., Industrial- 1,2,3&4. |
| All industrial uses are permissible on designated road having minimum road width of 18mt. | | | |

**Table 7-3.3:Permissible Uses for D9 category development area.**

| Sr.No. | Development Area within Revnue Limit | Code | Permissible Uses. |
|---|---|---|---|
| 1 | GIDC | GIDC | As specified by GIDC |

## 7.2 Permissible Uses

Different uses are grouped in different categorises of uses. The uses permitted in each category of use are shown in the table below.

**Table 7.2-1 :Use permitted in each category**

| Sr. No. | Use Category | Common Uses |
|---|---|---|
| 1 | Dwelling-1 | Detached dwelling unit |
| 2 | Dwelling-2 | Semi-detached dwelling unit, Row House, Tenement, Farm House, Cottage Industry(cottage industries not involving the use of or installation of any kind and which do not create noise, vibration, fume dust etc. Home occupant and cottage industry shall not be permitted in tenement dwelling or flats, Playfield, Garden, Gymnasium), Part of Residential building may be permitted to use as office in case of professional requirement such as advocate, doctors, arch. Engg. C.A. Chawls, |
| 3 | Dwelling-3 | Apartment, Hostel, Dharamshala, Cottage Industry, Pre-school, Flat, Single Room Occupancy(SRO)*,EWS Housing and Low Cost Housing |
| 4 | Mercantile-1 | Shop, Restaurant, Shopping Centre, Light Home Workshop, LPG Cylinder Godown, Service Establishment(Residential) |
| 5 | Mercantile-2 | Shopping Mall, Pathology laboratory Kerosene Depot |
| 6 | Mercantile-3 | Whole sale Market, Indoor Hospital, Diamond Industry, Wholesale Market and their ancillary uses, Development activity Related to I.T. |
| 7 | Business | Offices for Individuals, Corporate Offices, Call centres, Training Centres, Clinic, Fitness Centre, Nursing Home Maternity Home, Activity Related Information Technology. |
| 8 | Educational-1 | Preschools, Primary Schools, Secondary Schools, Higher Secondary Schools, |
| 9 | Educational-2 | College, Polytechnic, University, Community Hall, Banquet Hall, Wadi Video Hall |

**Table 7.2-1 :Use permitted in each category**

| Sr. No. | Use Category | Common Uses |
|---|---|---|
| 10 | Assembly-1 | Community Hall, Banquet Hall, Town Hall |
| 11 | Assembly-2 | Convention Centre, Exhibition Hall, Auditorium, Planetarium, Stadium, Museum, Exhibition Halls. |
| 12 | Assembly-3 | Theatre, Multiplex, Drive-in Cinema, Clubs, Golf Course, Cinema, |
| 13 | Assembly-4 | Party Plot, Garden Restaurants |
| 14 | Institutional | Research Centres, Hospital, Retail Shop and Restaurants as a part of Educational Institute |
| 15 | Religious | Temples, Church, Mosque, Gurudwara, Synagogue ,Upashraya, *Sant Niwas* |
| 16 | Hospitality-1 | Bed and Breakfast, Guest House, Lodging and Boarding, Hotel, Motel, Serviced Apartment in Building Units with area less than 2000 sq.mt |
| 17 | Hospitality-2 | Hotel, Motel, Serviced Apartment in Building Units with area of 2000 sq.mt or more |
| 18 | Sports and Leisure | Sports Complex, Swimming Pool, Playfield, Camping Ground, Facility for water sports, Theme/Amusement Park, Aquarium, Zoo ,Botanical Garden, Exhibition and Mela, motion picture hall |
| 19 | Parks | Gardens, Parks, Nursery, Botanical Garden, Green House, Play Fields, Forest |
| 20 | Service Establishment | Auto Repair ,Workshop, Wood Workshop, Fabrication, WORKSHOP, Public-Garage |
| 21 | Industrial-1 | All type of Light, Service Industries, Small Factories, Warehouses, Newspaper Printing Press, Concrete Batching Plant, stone cutting and polishing; Poultry Farm, Dairy, Assembly Plant |
| 22 | Industrial-2 | All Industries except Hazardous Industries, Junk Yard, Textile Units,, Ice Factory;<br>Quarrying of Stone, Quarrying of Gravel , Quarrying of Clay, Dumping of Solid Waste, Non obnoxious and Non Hazardous Industry |
| 23 | Industrial-3 | Slaughter House, Meat Processing Units, Leather Processing Units,<br>Cold Storage |
| 24 | Industrial-4 | Fuel Storage, Storage of inflammable materials, Thermal Power Plant, Power Plant, Gas Plant, Storage of Hazardous Materials, Hazardous Industries,<br>Chemical Industries. Obnoxious and Hazardous Uses, Dying House |
| 25 | Storage | Warehouse, Godown, Cold Storage, Timber Mart, Steel Stockyard, Ice Factory |

**Table 7.2-1 :Use permitted in each category**

| Sr. No. | Use Category | Common Uses |
|---|---|---|
| 26 | Transport | Truck Terminal, Bus Terminal (by private enterprise), Transport Terminal for Goods and Passengers |
| 27 | Agriculture-1 | Horticulture, Repair and Sale of agricultural equipment, Saw Mill, 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<br>Roofing Tiles and Cement Pipes |
| 28 | Agriculture-2 | Agricultural Vocational Training, Mining and Quarrying, Dumping of Solid Waste, Shooting Range, Drive-in Cinema, Golf<br>Course, Ship Building or Ship Breaking, Fishing ,aqua culture<br>Processing of fish and industry based on it port, harbor ferry hovercraft service marine transport ,Telephone microwave or other means of communication facilities, salt pans and non-polluting salt processing activity<br>Any Type activity not permissible as per the provision of the Environment Protection Act.1968 and Environment (Projection Rules-1968) |
| 29 | Agriculture-3 | Poultry Farm, Agro-based Godowns |
| 30 | Temporary Use | Fair, Circus, Exhibition, *Mela*, *Pandal* |
| 31 | Public Utility | 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. or any development activity carried out by appropriate authority for public purpose, Petrol Pump with or without service station |
| 32 | Public-Institutional | 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 |
| 33 | Public – Institution-1 | Post Office, Police –Chawki, ward office |
| 34 | Health-1 | PHC, Clinic, Dispensary, |
| 35 | Health-2 | Indoor Hospital up to 20 Bed, Surgical Hospital, Nursing Home |

**Table 7.2-1 :Use permitted in each category**

| Sr. No. | Use Category | Common Uses |
|---|---|---|
| 36 | Health-3 | Civil Hospital, Medical College and Research Centre, Hospital of more than 20 Bed, |
| 34 | Health-4 | Hospital for infectious diseases, Mental Hospital |
| 35 | Tourism Services | Tourism Sponsored activity |
| 36 | Recreation Use | Natural Reserve and Sanctuary, race track, Shooting Range, Zoo |

## 7.3 Notes

### 7.3.1 Restrictions on Uses

1. No development shall be permitted in area designated for water body, pond and talav in Development Plan. Margins to be maintained from a designated water body shall be as prescribed in these regulations. Provided that such restrictions shall not apply in case of if it is covered under special development regulations.

2. Any land designated under any legislation, for public purposes, the uses shall be permissible as per the requirements of concerned department.

3. For land/plot allotted to Appropriate Authority under T.P. Scheme for Public Purpose shall be utilized for uses under 'Public Purpose' irrespective of the applicable Zone or road widths.

4. If there are conditions where the prevailing uses are in non-conformity with the notification of the prevailing Development Plan, but In conformity with the previous Development Plan, such uses shall be permitted until the useful life of the building. Extensions with relevant approvals, repairing, structural strengthening and retrofitting shall be permitted within the building-unit. However, no further amalgamation shall be permitted.

5. For all Zones, except Transit Oriented Zone and Residential Affordable Housing Zone, if the line of a Zone divides a Building unit, the maximum permissible FSI available on either parts of such Building-unit shall be as per the respective Zones. Such a Building-unit may be developed separately as per the regulations of the Respective Zones or as a contiguous development utilizing the combined maximum permissible FSI in the part of the building unit which lies in the Zone with higher FSI.

6. Fueling Stations, Public-Institutional and Public Utility shall be permitted in any Zone.

7. Different uses permissible on a Building-unit shall be regulated according to the width of the road on which it abuts.

8. The specific type of building uses permissible on a Building-unit shall be on the basis of the respective zone and regulated by the road width it abuts on and the area of the Building-unit.

9. In case of D8 category area, road line is demarcated by the copmpetent municipalities or any area acquired for public purpose or for the work to be perform by the municipalities,in such land no other use than purpose for which land is aquired shall be permitted by the competent authority.

10. In D9 category area, other use than plot allotted by GIDC.

### 7.3.2 Road

1. For Building-units along over-bridge or under-bridge, the total width of the DP/TP Road shall be considered for regulating permissible uses, margins and height for proposed buildings.

2. Road widths for considering permissible uses, margins and height for proposed buildings shall be as per the table below:

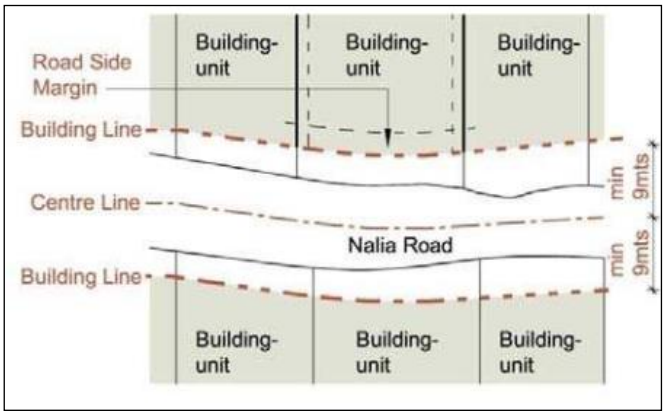
**Table 7.3-1 Road Width Conversion**

| No. | Width of Road as per Town Planning Scheme, Development Plan or any other govt. notification (in meters) | Width of Road considered for General Development Regulations (in meters) |
|---|---|---|
| 1. | 9.14, 9.15, 9.16, 9.20, 9.25 | 9.0 |
| 2. | 12.10, 12.15, 12.18, 12.19, 12.20, 12.28, 12.3, 12.S | 12.0 |
| 3. | 18.08, 18.22, 18.23, 18.25, 18.28, 18.29, 18.30, 18.43, 18.80 | 18.0 |
| 4. | 30.48, 30.50, 30.58 | 30.0 |
| 5. | 36.57, 36.58, 36.60 | 36.0 |
| 6. | 40.20, 40.23, 40.25 | 40.0 |

1. For conversion of road widths from F.P.S.to M.K.S., refer Schedule 25.

### 7.3.3 Land-Locked Building-Unit

1. In the case of a land-locked plot, which Is surrounded on all sides by other plots with no access to any street or road, access of minimum 12mts shall be required through any adjoining plots or plot which shall be nearest to the street or roads to the land locked plots, at the cost of owner of the land lock plot and such other condition as may be prescribed by the Competent Authority



2. Where there is no town planning scheme, for a building unit/plot abutting on a Government Nalla Road, the right of way/plot boundary shall be considered as minimum 9.0mts from the centre line of such Nalia Road. Road-side margin shall be considered from this imaginary plot boundary thus established.

3. In Non-T.P.Area and Agricultural Zone, the Development Permission shall be regulated as per the road network proposed by the Appropriate Authority.

4. For plots in Non-T.P. Areas, the applicable Zone, permissible uses and regulations shall be as per the original Survey No. of the owner.

### 7.3.4 Relaxation in Floor Space Index (FSI)

In case of Building-units affected by road widening or construction of new road, the owner may claim compensation or FSI 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.

### 7.3.5 Building Height

1. The height of a Building shall be measured from the established Ground level to the top of the building in all cases.

2. 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. Lift well, lift cabin with machine room above.

## 7.4 Development Work to be in Conformity with the Regulations

All development work shall conform to the Development Plan proposals and the provisions made under these regulations. If there is a conflict between the requirements of these Regulations and Regulations for Town Planning Schemes, the requirements of these Development Regulations shall prevail except for the following conditions:

1. Any relaxation or special provisions mentioned against respective final plots shall prevail above these regulations.

2. For any proposed road network, the proposed roads as per Town Planning Scheme shall prevail.

# 8 COMMON DEVELOPMENT REQUIREMENTS

## 8.1 Permissible Uses

The types of uses permissible in a Building-unit shall be regulated according to the width of the road on which it abuts as under and subject to other regulations mentioned in these GDCR:

**Table 8.1-1 Road Width and Permissible Uses**

| No. | Road Width | Building Uses Permissible |
|---|---|---|
| 1 | less than 9 mt | Dwelling-1&2, Religious (in RUDA Dwelling – 3 (LR), Mercentile 1,3 and Busines) |
| 2 | 9 mt and less than 12 mt | Dwelling-1,2&3, Mercantile-1, Business, Education-1, Religious, (In RUDA as per sr. no. – 1, Assembly 1 (G+1) ) |
| 3 | 12 mt and less than 18 mt | Dwelling-1,2&3, Mercantile-1 ,Business, Educational-1, Assembly-1,Temporary Use, Public-Institutional, Religious (In RUDA Mercentile – 3, Hospitality -1, Institutional – 1, Pubilc Utility, Sports and leisure, Parks, Industrial – 1 , Service Establishemt, Mercantile-2, Educational-2, Assembly-3,4) |
| 4 | 18 mt and less than 24 mt | Dwelling-1,2&3, Mercantile-1, Business, Religious, Educational-1&2, Institutional, Hospitality-1, Assembly-1 &4, Service Establishment, Temporary Use, Parks, Public-Institutional, |
| 5 | 24 mt and less than 30 mt | Dwelling-1,2&3, Mercantile-1,Business, Religious, Educational-2, Institutional,Hospitality-1&2,Assembly-1,4, Service Establishment, Temporary Use, Parks, Public-Institutional |
| 6 | 30 mt and more | Dwelling-1,2&3, Mercantile-1,2&3, Business, Religious, Educational-2, Institutional, Hospitality-1&2, Assembly-1,2,3,4 Service Establishment, Storage, Transport, Sports and Leisure, Temporary Use, Parks, Public-Institutional |

Note: Industrial uses and Public Utility shall not be regulated on the basis of Road Width.

The extent of commercial (mercantile-1 and business) uses permissible in a Building-unit in all Zones of D1 to D7 category except Commercial Zone shall be regulated according to the width of the road on which it abuts as under:

**Table 8.1-2 Road Width and Commercial Use Permissible**

| No. | Road Width | Floors on which Commercial Use Is Permissible |
|---|---|---|
| 1 | 9 mt and less than 12 mt | Ground Floor Only |

| | | |
|---|---|---|
| 2 | 12 mt and less than 18 mt | Ground and First Floor Only (Also in case of RUDA: All floors in case of hollow plinth kept open parking) |
| 3 | 18 mt and Above | All Floors |

1. All permissible non-residential uses in residential zones of whatever category may be permitted on the ground floor or any other floor in a residential dwelling if provided with separate means of access/staircase.

2. A part of residential building may be permitted for use as office in case of professional requirements such as for advocates, doctors, architects, engineers, chartered accountants etc. This is subject to a maximum 50 sq.mt and parking for this purpose shall be provided as per commercial basis.

### 8.1.1 Minimum area of building unit for different uses.

Generally minimum area of a Building-unit shall be 18sq.mt with no side less than 3.0mts in width. However to ensure that the purpose for which the building unit is put to uses meets the requirements of minimum land size, the areas required for each building unit with reference to the use is shown here under:-

**Table 8.1-3 Use and Minimum Building Unit Requirement**

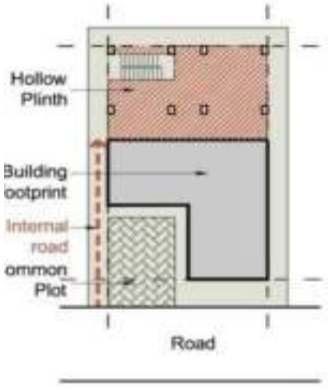
| Use | Minimum Area of Building unit in sq mt. | Use | Minimum Area of Building unit in sq mt. |
|---|---|---|---|
| Dwelling-1,2,3 | 100 | Public Utility | 350 |
| Mercantile-1 | 250 | Industrial-1 | 350 |
| Mercantile-2 | 500 | Industrial-2 | 1000 |
| Education-1, 2 | 1000 | Industrial-3 | 1500 |
| Assembly-1,2,3,4 | 1500 | Fuelling station w/o service station | 500 |
| Institutional | 750 | Fuelling station with service station | 1000 |
| Religious | 500 | Public institution | 350 |
| Hospitality-1 | 300 | Service Establishments | 1500 |
| Hospitality-2 | 1000 | Education-2, Assembly 1,2,3 & 4, Institutional | 3500 (for AUDA Only) |

## 8.2 Development of Land

### 8.2.1 Internal Road and Approach to Building and Common Plot

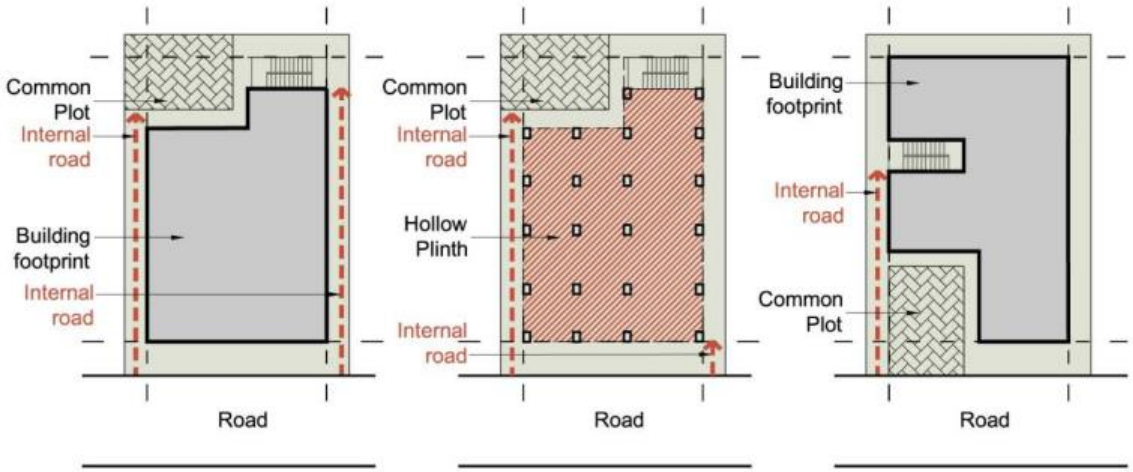
1. Internal road width shall be measured from its origin to the next wider road it meets.

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

3. 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.




4. In case of layout with two or more buildings of Dwelling-3 type dwelling 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 45m category (Refer sketch in schedule 28). In case of more than two buildings including Dwelling-1and/or Dwelling-2 type, approach of as applicable width shall be allowed up to the second dwelling unit only of Dwelling-1or Dwelling-2 type as per table below.

5. The width of the Internal or Approach Road shall be based on the length and use of the Building-unit as under:

**Table 8.2-1 Width of the Internal Road based on the length of Road**

| No. | Length of road in mt | Width of road for residential use in mt | Width of road for non residential use in mt. |
|---|---|---|---|
| 1 | Up to 15 mt or less (Approach) | 3.0 | 4.5 |
| 2 | Above 15 mt and up to to 45 mt (Approach) | 4.5 | 6.0 |
| 3 | Above 4Smts and up to 150mts | 7.5 | 9.0 |
| 4 | Above 150mts and up to 450mts | 9.0 | 12.0 |
| 5 | Above 450mts | 12.0 | 18.0 |

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

### 8.2.2 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 8.2-2 Radius of road curvature based on Width of the road**

| No. | Width of the road in meters | Radius of road curvature (meters) |
|---|---|---|
| 1 | Up to 6 | 3.0 |
| 2 | More than 6.0 and up to 9 | 4.5 |
| 3 | More than 9 upto 18 | Half the width of the wider road whichever is higher, maximum 7.5 |
| 4 | More than 18 | 9.0 |

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.

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

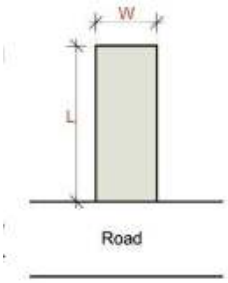
2. The alignment of the internal road or roads shall be regulated to be In continuation of the public or private roads continuous to the applicant's Building Unit; but in case of termination of an internal road or roads; a turning circle with diameter of 13.5mts or 12mts. x 6 mt. turning "T" shall be required at the cul-de-sac. This requirement may be waived for such road with width of 7.5mts if the length does not exceed 110mts.

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

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

### 8.2.3 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.




### 8.2.4 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.

### 8.2.5 Layout for Amalgamation and /or Subdivision of Building-unit

1. In case of subdivision or amalgamation, the depth of Building-unit shall not exceed twice the width of the proposed Building-unit fronting on the road. However, this condition of ratio will not be applicable if the length of the smaller side of the subdivided Building-unit is equal or more than 10.50mts.

2. Amalgamation of Building-unit abutting on a road with width equal or more than 18.00 mt, shall be permitted if depth of the Building-unit shall not exceed three times the frontage of the Building-unit abutting on road.

3. No side of the sub-divided plot shall be less than 9mts.

### 8.2.6 Contribution of Land for any development in Non-TP Areas

1. For development in confirmation with zoning, where the Town Planning Scheme is not declared except Agriculture Zone, the Competent Authority shall enforce owners/applicant to contribute land admeasuring up to 40% in aggregate for all category except D8 and D9 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 use of Public Purpose Land shall be applicable irrespective of the zones or road width.

### 8.2.7 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.

### 8.2.8 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.

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.

## 8.3 Floor space index

### 8.3.1 Areas not counted towards computation of FSI:

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 2.8mts, and maximum height of 3.8mts, 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 nonparking area shall be calculated towards the computation of FSI.

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

    c. 3.5mts from finished ground level to finished first floor level and a minimum height of 3.0mts from finished ground level to finished first floor level.

    d. 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 15sqm. This area shall not be considered towards computation of FSI.

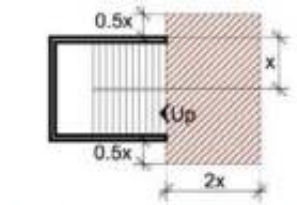
6. Loft provided as per Performance Regulation 21.1.10 up to a maximum of 30% of the enclosing space.

7. Staircase and stair cabin provided as per Performance Regulation 21.1 with the following conditions :

    a. Staircase with maximum intermediate landing width equal

    b. to the width of stair,

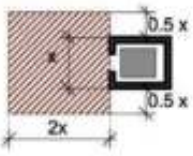
    c. Maximum landing width at floor level shall be three times the width of stair (x mts) including additional space (0.5x mts) provided at either side of the stair landing as common area ( illustrated across).



Staircase and staircase lobby (free of FSI)
x = width of one flight of staircase

8. Lift, lift well with lift cabin, stair cabin, lift landing of lift well and water tank, including the walls provided as per Performance Regulation **Error! Reference source not found.Error! Reference source not found.**with 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 mts) with an additional space (0.5x mts) at either side of the lift provided as common area as illustrated across.



b. The depth of the lift landing shall be two times the maximum width of the lift well including walls (x mts) as illustrated across.

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 as illustrated across.
10. Vehicular ramps and pedestrian ramps provided as per Performance Regulation 21.1.15
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 FSI.

## 8.4 Open-to-Sky 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 to sky space as follows:

**Table 8.4-1: Minimum dimension of OTS based on building height(other than gamtal)**

| Sr.No. | Building Height | Minimum dimension of the smaller size |
|---|---|---|
| 1. | Upto 15 mt | 1.5 mt |
| 2. | Above 15 mt and upto 25 mt | 2.5 mt |
| 3. | Above 25 mt and upto 25 mt | 3.0 |
| 4. | Above 45 mt | 6.0 |

### 8.4.1 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 23cms cornice or 30cms eave or grill with opening not less than 8cms X 8cms.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 0.9mts X 0.9mts.

## 8.5 Common Plot

Common plot is required for building unit of area 2000sq.mt or above in all zones other than agriculture zone as per following regulations:

**Table 8.5-2: Minimum common plot**

| Sr.No | Use | Area of the Building-unit/plot Size | Minimum Required Area of Common Plot |
|---|---|---|---|
| 1. | Other than Industrial | 2000Sq.mt or more | 10% of the area of Building-unit or 300sq.mt whichever is more |
| 2. | Industrial | Up to 5,000 Sq.mt. | Nil |
| | | Above 5,000 Sq.mt. and Up to 20,000Sq.Mt | 8% of the area of Building-unit |
| | | 20,000Sq.Mt and above | 1600Sq.mt + 5% of the area exceeding of 20000Sq.mt |
| 3. | Religious, Educational-1&2, Institutional, Assembly, Public Institutional | 2000 Sq.mts or more | 20% of the building area or 200 Sq.Mts; whichever is more |
| 4. | For All Uses | 10,000 Sq.mts or more | Additional 6% as per Planning Regulation **Error! Reference source not found.**.9 |

**Note**: For building units with area less than 2000Sq.Mt. and having buildings with height more than 25mts, a common plot shall be provided of 10% of the area of building unit or 200Sq.Mts, whichever is more.

### 8.5.1 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 200 sq.mts with no sides less than 10.0mts
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.

b. Maximum Height of construction shall be 7.5 mts 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 FSI 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 Margin as per Planning Regulation 12.2.

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 road- side margin after leaving minimum 1..5mts from the Building unit boundary. This minimum 1..5m shall be utilised for shade giving trees and plantation purpose.

6. In case of 'all other uses except Residential Used, 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 1.5mts from the building-unit boundary. This minimum 1.5m 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 I or amalgamation of such sub-plots and I 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 I 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.mts 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 1.5mts. The types of trees shall be selected such that they are shade-giving trees as mentioned in Schedule 24.

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

## 8.6 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 8-4: Parking requirement**

| No. | Type of Use | Minimum Parking Required | Visitor's Parking and Remarks |
|---|---|---|---|
| 1 | Dwelling-1, Dwelling-2 | 1car parking - for more than 80 sq.mt and up to 300 sq.mt of plinth area per unit.<br>Additional 1car parking for every OOsq.mt additional plinth area per unit.<br>This shall be permitted within the marginal space | Nil |
| | Dwelling-3 | 20% of Total Utilised FSI | 10%, of the required parking space shall be provided as visitors parking |
| 2 | Residential Mixed Use (Residential + Commercial) | (a) For respective Residential use, parking shall be provided as Dwelling-1,2 or 3, as the case may be.<br>(b) For respective Commercial use- parking shall be provided 50% of used Total Utilised FSI | 10% of Residential parking requirement (a); and<br>20% of the Commercial parking in (b) shall be provided as visitors parking. |
| 3 | Assembly-1,2&3 | 50% of Total Utilised FSI | 20% of the required parking shall be provided as visitors parking |
| 3a | Assembly-4 | 50% of Building-unit Area | |
| 3b | Assembly- Stadium l | 1.25sq.mt of parking area per person of the Total stadium capacity | |
| 4 | Mercantile, Business, Religious, Hospitality, Transport | 50% of Total Utilised FSI | 20% of the required parking shall be provided as visitors parking |
| 4a | Institutional Buildings, Public-Institutional Buildings | 50% of Total Utilised FSI | In case of Hospitals and nursing homes, additional parking of Ambulance shall be provided at the ground level. |
| 5 | lndustrial-1,2,3&4; Storage, | 10% of the Total Utilised FSI | Nil |
| 6 | Educational | (a) Primary & Pre schools- 25% of | Facility for drop-off and |
| | | the Total Utilised FSI<br>(b) Secondary & Higher Secondary Schools - 40% of the | pick-up shall be provided withinthe premise. |

| | | | |
|---|---|---|---|
| | | Total Utilised FSI<br>(c)Colleges and coaching classes -40% of the Total Utilised FSI | 10% of the required parking shall be provided as visitors parking |
| 7 | Sports & Leisure | 25% of Building-unit Area | |
| 8 | Parks | 10% of Building-unit Area | |
| Note:-50% of the visitor parking shall be provided at ground level. | | | |

1. In case the maximum permissible FSI 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 FSI.

2. Building unit having area up to 750 sq.mts shall be permitted to provide as per regulation of the utilised FSI 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.mts and up to 2000 sq.mts shall be permitted to provide 40% of the utilized FSI area for parking in the place of 50% for uses as mentioned in the above table.

### 8.6.1 General Requirements for Parking

1. Parking requirement for a Mixed-Use development shall be calculated on prorate basis of the FSI 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 in Section D: Performance Regulation No. 21.2 and Regulation No. 21.1.15.

7. Parking shall be permitted in side or rear margins except in Approach Road as per Regulation 12.3.2.

8. Parking shall also be permitted in road-side margin after leaving clear margin of 4.Smts 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. mt 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.mts.

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

10. 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.

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

12. 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.

13. Parking shall not be permitted within an Atrium.

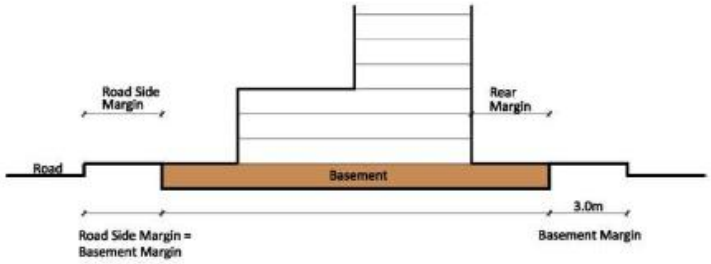
## 8.7 Basement

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

### 8.7.1 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 3.0mt 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.

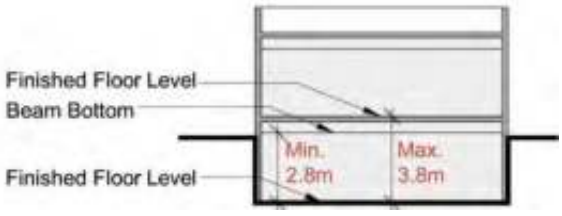



3. For building-units with area less than 500 sq.mt, basement shall be permitted with margins as per Planning Regulation12.2. However, minimum margin of 3.0m is required from the common wall of adjacent existing building.

4. Basement shall be permitted under common plot, internal road and internal marginal space for exclusive use of parking only.

### 8.7.2 Extent of Basement

1. Basement shall not be allowed for the purpose of parking for Building-units with area less than 600 sq.mts. (in case of RUDA minimum building unit area should be 250sq.mt.)




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 FSI.

3. Basement may be permitted at more levels as per required parking.

### 8.7.3 Height of Basement

Maximum Height of the Basement shall be 3.8mts and minimum height shall be 2.8mts from finished basement floor level to finished upper level.

### 8.7.4 Permissible uses in basement

1. Permitted uses in Basement are: parking, safe deposit vault, A.C. Plant, storage other than inflammable material.
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. For basements exclusively for parking, any other permissible use is permitted only in basement level-1 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 FSI.

### 8.7.5 Services

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.

## 8.8 Addition to existing structure

1. The addition shall comply with the Regulations for construction of a new building.
2. For approved, individual, existing, detached and semi-detached dwelling units, permissible upper floors may be permitted as per sanctioned margins, staircase and projections.

## 8.9 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 FSI (i.e. after deducting the utilised FSI of the approved existing building from the maximum permissible FSI of the entire building-unit) with compliance to respective margins, permissible height, uses and all other applicable regulations.

# 9 CORE WALLED CITY

## 9.1 Introduction

### 9.1.1 Heritage Conservation Plan

Structures, Buildings and Precincts in the Core Walled City shall be notified under 'Heritage Areas' by the Competent Authority as identified in the **Heritage Conservation Plan** prepared by the Competent Authority with the help of Heritage Committee. The list of the Heritage Areas shall be made available to the applicant on request. The remaining areas shall be referred to as 'Other Areas of Core Walled City' in this Regulation.

### 9.1.2 Local Area Plan

Local Area Plan shall be prepared for areas within Core Walled City. The Local Area Plan shall include measures for plot utilization, fire protection, accessibility, street design, pedestrianisation, transportation network, infrastructure, parking management, green network including parks and open spaces, etc. The regulations identified in the Local Area Plan shall prevail over the base zone regulations.

## 9.2 Minimum Area of a Building-unit

1. Minimum area of a Building-unit shall be 18sq.mts with no side less than 3.0mts in width.
2. Amalgamation shall be permitted and in such cases 10% of the land shall be kept open on the road side

## 9.3 Permissible Uses

### 9.3.1 For Heritage Areas

1. The Permissible Uses for the Heritage Areas are: Dwellings-1,2&3; Business and Hospitality-1
2. The owners of these heritage structures and buildings shall be required to conserve the following original aspects of their Buildings:
   a. All Façades
   b. Building Footprint
   c. Character of Open Spaces such as courtyards, *khadki,* streets, etc.

### 9.3.2 For Other Areas of Core Walled City

1. The Permissible Uses in Other Areas are: Dwelling-1,2&3; Mercantile-1, Business, Religious, Educational-1, Institutional, Hospitality-1 and Assembly-1; and these are regulated on the basis of the width of the abutting road:

| No. | Road Width | Permissible Uses |
|---|---|---|
| 1 | less than 12 mtr | Dwelling 1, 2&3; Mercantile-1, Business, |
| 2 | 12mts and above | Dwelling 1, 2&3; Mercantile-1, Business, Religious, Educational-1, Institutional, Hospitality-1, Assembly-1, Public-Institutional. |

2. The extent of Commercial (Mercantile-1 & Business) uses permissible in a Building-unit shall be regulated according to the width of the road on which it abuts and as under:

| No. | Road Width | Floors on which Commercial Use Permissible |
|---|---|---|
| 1 | 9mts and less than 12mts | Ground Floor Only |
| 2 | 12mts and Above | All Floors |

## 9.4 Floor Space Index:

1. The maximum permissible FSI of a Building-unit shall be 2.0.
2. Mezzanine floor is included in computation of FSI.

### 9.4.1 Tradable Development Right (TDR)

1. Tradable Floor Space shall be provided for a Building-unit with Heritage Structures or Building, or for Building-units within a Heritage Precinct notified by the Competent Authority in the Heritage Conservation Plan.
2. Such Heritage Buildings shall be classified on the basis of their respective heritage value as per Heritage Conservation Plan. The Tradable Floor Space shall be provided as an incentive for Heritage Buildings for these categories as stated in the table below on the basis of the respective utilized FSI, irrespective of the area of Building-unit:

| No. | Heritage Structure | Tradable FSI |
|---|---|---|
| 1 | Highest Heritage Value | 50% of total utilised FSI |
| 2 | High and Moderate Heritage Value | 30% of total utilised FSI |
| 3 | Non-Listed | Nil |

3. The Competent Authority shall issue Tradable Right Certificate (TRC) identifying the amount of Tradable Floor Space for the Building.
4. Maximum 10% of this Floor Space may be used for extensions or alterations to the existing notified Heritage Building within the limit of maximum permissible FSI. The rest may be utilized through TDR mechanism in other zones where chargeable FSI is permissible.
5. A transparent mechanism based on e-governance shall be prepared by the Competent Authority for monitoring the trading of TRC.

## 9.5 Permissible Ground Coverage

### 9.5.1 For Building-units with area 500 sq.mts or less

In case of open or partially built plot, the ground coverage shall be the entire area of the Building-unit after keeping require margin,common plot,setback, parking as per these regulation.

### 9.5.2 For Building-units with area more than 500sq.mts and up to 1500 sq. mts

The permissible ground coverage shall be up to maximum 75% of the entire building-unit area.

### 9.5.3 For Building-units with area more than 1500sq.mts

The permissible ground coverage shall be up to maximum 65% of the entire building-unit area.

## 9.6 Maximum Permissible Building Height

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

**Table 9.6-1: Building Height for D1,D2,D4,D5 & D7 category**

| No. | Road Width (in meters) | Maximum Permissible Building Height (in meters) | |
|---|---|---|---|
| | | D1,D2 category | D4,D5 & D7 category |
| 1 | Up to 7.5mts | Twice the width of the abutting | Twice the width of the abutting road |
| 2 | Above 7.5mts and | 15.0 | 13.5 |
| 3 | 12.0mts and above | 25.0 | 16.5 |
| For seismic Zone –V development area of D3 and D6 category Maximum building height shall be 7.50mt. | | | |

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.

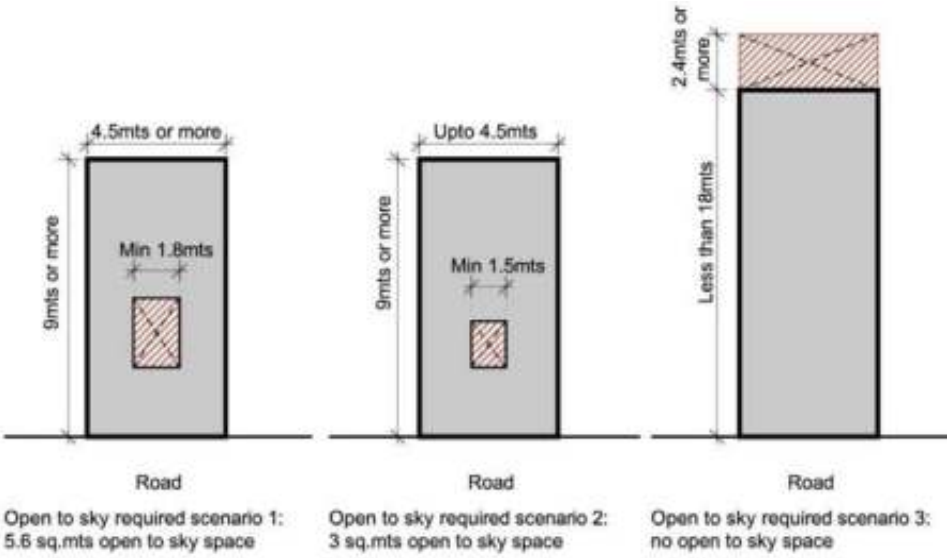
## 9.7 Open-to-Sky Space:

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.

### 9.7.1 Regulation based on Building Dimensions:

1. For any Building having depth of 9.0mts or more from its front open space, an open-to-sky space with area of 5.6sq.mts with no side less than 1.8mts at plinth level shall be provided for every 9mts depth. If the width of the Building is up to 4.5mts, then the size of this open to sky space shall be 3.0sq.mts with no side less than 1.5mts.

2. If the depth of the Building does not exceed 18mts and has openings at least on two sides over a street or open to sky space of 2.4mts 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 FSI.

### 9.7.2 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 provisions of as per table below:

| Sr.No. | Building Height (in meters) | Minimum width (in meters) |
|---|---|---|
| 1 | Up to 10mts | 2.0 |
| 2 | Above 10mts and up to 15mts | 3.0 |
| 3 | 15mts and above | 4.0 |

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.

## 9.8 Parking:

### 9.8.1 For Heritage Areas

For Heritage Structures, Buildings and Precincts identified in the Heritage Conservation Plan, parking requirements shall not be required if the proposed uses are hospitality and/or sympathetic adaptive re-use to residential.

### 9.8.2 For Other Areas in Core Walled City

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 8.6
2. For Building-unit with area less than 100sq.mts for residential use, parking shall not be required. For Building-units with area more than 100sq.mts, parking shall be provided as per Planning Regulation 8.6.
3. For Building-unit with area less than 60sq.mts for non-residential use, parking shall not be required. For Building-units with area more than 60sq.mts, parking shall be provided as per Planning Regulation 8.6
4. In case it is not feasible to provide the required parking as per Regulations due to any constraint, the Competent Authority may recover fees for deficit parking. This fee shall be decided by the Competent Authority and revised from time to time.

## 9.9 Basement:

1. Basement may be provided with adequate structural safety during construction such as shoring and strutting and as per Performance Regulation **Error! Reference source not found.**
2. Road-side margin of 4.5mts shall be provided.
3. For margins except Road-side margin, space of 3.0mts shall have to be kept from adjoining building-unit boundary for construction of basement.
4. Basement shall be allowed for parking if the area of Building-unit is more than 600sq.mts.
5. For Building-units with area more than 1500sq.mts, basement shall be allowed for parking at two levels.

### 9.9.1 Use of Basement

1. Permitted uses in Basement are: parking, safe deposit vault, A.C. Plant, storage other than inflammable material.
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. For basements exclusively for parking, any other permissible use is permitted only in basement level-1 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 FSI.

## 9.10 . Addition or Extensions to Existing Structure:

### 9.10.1 For Heritage Areas

Additions and/or alterations shall have to be carried out based on the guidelines provided in the Heritage Conservation Plan without compromising the original character of the buildings.

### 9.10.2 For Other Areas in Core Walled City

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

# 10 GAMTAL AREA

The following regulations are applicable for Gamtal areas.

## 10.1 Minimum Area of a Building-unit

1. Minimum area of a Building-unit shall be 18sq.mts with no side less than 3.0mts in width.
2. Amalgamation shall be permitted and in such cases 10% of the land shall be kept open on the road side.

## 10.2 Permissible Uses

1. The types of uses permissible on a Building-unit shall be regulated according to the width of the road on which it abuts as mentioned below:

| No. | Road Width | Building Uses Permissible |
|---|---|---|
| 1 | less than 9 mts | Dwelling-1,2&3 |
| 2 | 9 mts and less than 12 mts | Dwelling-1,2&3, Mercantile-1 , Business, Hospitality-1, |
| 3 | 12 mts and less than 18 mts | Dwelling-1,2&3, Mercantile-1, Business, Religious, Hospitality -1, Public-Institutional |
| 4 | 18 mts and less than 24 mts | Dwelling-1,2&3, Mercantile-1, Business, Religious, Assembly-1, Hospitality-1, Assembly-1, Public-Institutional |
| 5 | 24 mts and less than 30 mts | Dwelling-1,2&3, Mercantile-1, Business, Religious, Assembly-1, Hospitality-1, Public-Institutional |
| 6 | 30 mts and more | Dwelling-1,2&3, Mercantile-1, Business, Religious, Educational-1, Institutional, Hospitality-1, Assembly-1, Public-Institutional |

2. The extent of Commercial (Mercantile-1, Business and Hospitality-1) uses permissible in a Building-unit shall be regulated according to the width of the road on which it abuts and as under:

| No. | Road Width | Floors on which Commercial Use is Permissible |
|---|---|---|
| 1 | 9 mts and less than 12 mts | Ground Floor Only |
| 2 | 12 mts and less than 18 mts | Ground and First Floor Only |
| 3 | 18 mts and Above | All Floors |

-

## 10.3 Permissible Ground Coverage

### 10.3.1 For Building-units with area 500 sq.mts or less

In case of open or partially built plot, the ground coverage shall be the entire area of the Building-unit after keeping require margin,common plot,setback, parking as per these regulation.

### 10.3.2 For Building-units with area more than 500sq.mts and up to 1500 sq. mts

The permissible ground coverage shall be up to maximum 75% of the entire building-unit area.

### 10.3.3 For Building-units with area more than 1500sq.mts

The permissible ground coverage shall be up to maximum 65% of the entire building-unit area.

## 10.4 Basement:

1. Basement may be provided with adequate structural safety during construction such as shoring and strutting and as per Performance Regulation **Error! Reference source not found.**.
2. Road-side margin of 4.5mts shall be provided.
3. For margins except Road-side margin, space of 3.0mts shall have to be kept from adjoining building-unit boundary for construction of basement.
4. Basement shall be allowed for parking if the area of Building-unit is more than 600sq.mts.
5. For Building-units with area more than 1500sq.mts, basement shall be allowed for parking at two levels.

# 11 GAMTAL EXTENSION

The following regulations are applicable for Gamtal Extension areas as identified on the zoning map or as specified in DP surrounding the Gamtal Areas.

## 11.1 Permissible Use:

1. The types of uses permissible in a Building unit shall be regulated according to the zoning table in planning regulation 7.1 and as per width of the road and as mentioned in Planning Regulation 8.1 except Industrial Uses.

# 12 DEVELOPMENT REQUIREMENT

## 12.1 **Floor Space Index (F.S.I)**

The maximum permissible FSI, the chargeable FSI on a Building-unit shall be regulated as per the table below.

**Table 12.1-1 Use Zone and F.S.I. : Category D1 AUDA.**

| Sr. No. | Use Zone | FSI Permissible | | |
|---|---|---|---|---|
| | | Base (Free) | Chargable (40% of the jantri rate) | Maximum |
| 1 | Core Walled City | 2.0 | **Nil** | **2.0** |
| 2 | Gamtal | 2.0 | **Nil** | **2.0** |
| 3 | Gamtal Extension | 1.2 | **Nil** | **1.2** |
| 4 | Residential Zone I | 1.8 | 0.9 | 2.7 |
| 5 | Residential Zone II | 1.2 | 0.6 | 1.8 |
| 6 | Residential Zone III | 0.3 | Nil | 0.3 |
| 7 | Commercial Zone | 1.8 | 0.9 | 2.7 |
| 8 | Logistics Zone | 1 | 0.5 | 1.5 |
| 9 | Industrial Zone – General | 1.0 | 0.8 for commercial use | 1.8 |
| 10 | Industrial Zone – Special | 1.0 | Nil | 1.0 |
| 12 | Knowledge and Institutional Zone | 1.8 | Nil | 1.8 |
| 13 | Residential Affordable Housing Zone-1 | As per base zone | | |
| | | 1.8 (for RAH1 use only) | 0.9 (for RAH1 only) | 2.7 |
| | | | Nil | 1.8 |
| 12 | Knowledge and institutional Zone | 1.8 | Nil | 1.8 |
| 13 | Parks, Gardens and open space | 0.15 | Nil | 0.15 |
| 14 | Central Business District | 1.8 | 3.6 | 5.4 |

| | | | | |
|---|---|---|---|---|
| 15 | General Agricultural Zone | As specified in Regulation AGRICULTURAL ZONES16 | Nil | As per base FSI |
| 16 | Prime Agricultural Zone | As specified in Regulation AGRICULTURAL ZONES16 | Nil | As per base FSI |

**Table 12.1-2 Use Zone and F.S.I. : Category D1 G.M.C.**

| Sr. No. | Use Zone | Code | FSI- Permissible (Base) | FSI-Charge-able | FSI-Maximum Permissible |
|---|---|---|---|---|---|
| 1 | Residential Zone I | R1 | Not Applicable | | |
| 2 | Residential Zone II | R2 | Not Applicable | | |
| 3 | Residential Zone III | R3 | Not Applicable | | |
| 4 | Residential Renewal Zone – 1 | RR-1 | 2.5 | Nil | 2.5 |
| 5 | Commercial Zone I (Regulation 10.4) | C1 | Floor space up to 25 mts height shall be considered as base FSI<br>Floor space above 25 mts and up to 45 mts shall be Chargeable. | | |
| 6 | Green Institutional Zone | GI1 | Not Applicable | | |
| 7 | Institutional Zone II | I2 | Not Applicable | | |
| 8 | Institutional Zone III | I3 | 1.5 | Nil | 1.5 |
| 9 | GIDC Estate | GIDC1 | 2.0 | Nil | 2.0 |
| 10 | GIDC Estate | GIDC2 | 1.0 | Nil | 1.0 |
| 12 | Recreational Zone II | Re2 | 0.3 | Nil | 0.3 |

Table 12.1-3 Use Zone and F.S.I. : Category D1 GUDA.

| Sr. No. | Use Zone | Code | FSI-Permissible (Base) | FSI-Charge-able | FSI-Maximum Permissible |
|---|---|---|---|---|---|
| 1 | Residential Zone IV | R4 | 1.8 | 0.45 | 2.25 |
| 2 | Residential Zone V | R5 | 1.5 | 0.5 | 2.0 |
| 4 | Commercial Zone II | C2 | 1.8 | 2.2 | 4.0 |
| 4A | Commercial Zone III | C3 | 1.25 | 2.75 | 4.0 |
| 5 | Institutional Zone IV | I4 | 1.2 | 0.30 | 1.5 |
| 6 | Gamtal | Gt | Not Applicable | | |
| 7 | Natural Growth of Gamtal* | NGOG | 1.25 | Nil | 1.25 |
| 8 | Residential-Affordable Housing Zone | RAH | As per Base Zone | | |
| | | | 1.8 (for RAH use only) | 0.9 (For RAH only) | 2.7 |
| | | | | Nil | 1.8 |
| 9 | Agricultural Zone | Ag1 | As specified in Regulation AGRICULTURAL ZONES16 | | |
| 10 | Hi Tech Agriculture Use | Ag2 | As specified in Regulation AGRICULTURAL ZONES16 | | |
| 11 | Defence Zone | De1 | - | - | - |
| 12 | Special Planned Development (SPD) Zone- Gujarat International Finance Tech City | SPD-1 | As applicable | Nil | As Applicable |
| 13 | Recreational Zone I | Re1 | 0.3 | Nil | 0.3 |

Table 12.1-4 Use Zone and F.S.I. : Category D1 SUDA.

| No. | Zone | Permissible FSI | | |
|---|---|---|---|---|
| | | Base (Free) | Chargeable (at 40% of Jantri rate) | Maximum |
| 1 | Gamtal | 2.0 | Nil | 2.0 |
| 2 | Natural Growth of Village | 1.2 | Nil | 1.2 |
| 3 | Residential / Commercial | 1.8 | 0.9 | 2.7 |
| 4 | Industrial | 1.0 | 0.8 for commercial use. | 1.8 |
| 5 | Agriculture | As specified in Regulation AGRICULTURAL ZONES16 | | |
| 6 | Recreational zone | 0.25 | Nil | 0.25 |
| 7 | Educational Purpose | 0.30 | Nil | 0.30 |
| 8 | Residential Zone* | 0.6 | 3.4 | 4.0 |
| Note: *Government notification No. GH/V/213 of 2012/DVP-1411-6080-L dated 3.10.12 | | | | |

Table 12.1-5 Use Zone and F.S.I. : Category D1 VUDA

| Sr. No. | Use Zone | Base F.S.I | Chargeable FSI at 40% of jantri rate | | |
|---|---|---|---|---|---|
| | | | 36 Mt. & above | 24 Mt. & less than 36 Mt. | 18 Mt. & less than 24 Mt. |
| 1 | Residential Zone 1 | 1.8 | 0.9 | 0.9 | 0.9 |
| | Residential Zone 2 | 1.2 | 1.3 | 0.8 | 0.6 |
| | Residential Zone 3 | 0.75 | 1.75 | 1.25 | 1.05 |
| 2 | Natural growth of village | 1.6 | - | - | - |
| 3 | Commercial Zone | 1.6 | 0.9 | 0.4 | 0.2 |
| 4 | Industrial Zone | 1.0 | - | - | - |
| 5 | Star hotel with Podium | 2.25 | 0.25 | 0.25 | 0.25 |

Table 12.1-6 Use Zone and F.S.I. : Category D1 RUDA.

| No. | Zone | Base F.S.I | Chargeable F.S.I | Maximum Permissible F.S.I |
|---|---|---|---|---|
| 1 | City Area - A | 2.25 | - | 2.25 |
| 2 | City Area - B | 2.00 | 0.5 | 2.5 |
| 3 | Gamtal | 2.25 | - | 2.25 |
| 4 | Gamtal Extension | 1.5 | - | 1.5 |
| 5 | TOZ | 1.8 | 2.2 | 4.0 |
| 6 | Residential | 1.8 | 0.9 | 2.7 |
| 7 | Commercial | 1.5 | 0.7 | 2.2 |
| 8 | Recreational | 0.15 | - | 0.15 |
| 9 | Industrial | 1.2 | 0.3 | 1.5 |
| 10 | Obnoxious & Hazardous | 1.2 | 0.3 | 1.5 |
| 11 | Special Industrial | 1.2 | 0.3 | 1.5 |
| 12 | Agriculture | - | - | - |
| | Dwelling-1 | | - | 0.1 |
| | Agriculture1 & 2, Sports & Leisure Parks, Assembly-4 | - | - | 0.2 |
| | Religious, Educational-1,2, Institutional Agricultural, Storage public utility, Public institutional, Transportation, Industrial-3, Assembly- 2 | - | - | 0.45 |
| | Hospitality-2 (Hospitality-1 as applicable) | - | - | 0.45 |

**Table 12.1-7 Use Zone and F.S.I. : Category D2 - JADA**

| Sr. No. | Use Zone | Base FSI (Free) | Chargeable FSI (at 40% of jantri rate) | Maximum FSI |
|---|---|---|---|---|
| 1 | Residential Zone (City Area A) | 2.0 | Nil | 2.0 |
| 2 | Residential Zone (City Area B) | 1.8 | 0.9 | 2.7 |
| 3 | Residential Zone (City Area c) | 1.8 | 0.9 | 2.7 |
| 4 | Commercial Zone (City Area B) | 2.0 | 0.2 | 2.2 |
| 5 | Commercial Zone (City Area C) | 1.0 | 1.2 | 2.2 |
| 6 | Industrial Zone | 1.0 | NIL | 1.0 |
| 7 | Public Purpose Zone | 1.5 | NIL | 1.5 |

**Table 12.1-8 Use Zone and F.S.I. :Category D2 BADA**

| Sr.No. | Zone | Base FSI (Free) | Chargeable FSI (at 40% of jantri rate) | Maximum FSI |
|---|---|---|---|---|
| 1 | Residential Zone (R-1) | 2.0 | 0.5 | 2.5 |
| 2 | Residential Zone (R-2) | 1.6 | 0.6 | 2.2 |
| 3 | Commercial Zone | 1.6 | 0.4 | 2.0 |
| 4 | Industrial Zone | 1.0 | Nil | 1.0 |

Table 12.1-9 Use Zone and F.S.I. :Category D2 JUDA

| Sr. No. | Use Zone | F.S.I. Permissible (Base) | F.S.I. Chargeable (at 40% of jantri rate) | F.S.I. Maximum Permissible |
|---|---|---|---|---|
| 1 | Bhavanath Area. | 2.25 | NIL | 2.25 |
| 2 | Gamtal Area (Walled City of Junagadh) | 2.25 | 0.75 | 3.0 |
| 3 | Gamtal (Other than Walled City of Junagadh) | 1.5 | 0.3 | 1.8 |
| 4 | Residential Zone | 1.8 | 0.9 | 2.7 |
| 5 | Industrial Zone | 1.2 | 0.3 | 1.5 |
| 6 | Recreational Zone | 0.15 | NIL | 0.15 |
| 7 | Public Purpose Zone | 1.0 | NIL | 1.0 |

Table 12.1-9 Use Zone and F.S.I. :Category D2 JUDA

| | | |
|---|---|---|
| 8 | Agriculture Zone | As specified in Regulation AGRICULTURAL ZONES16 |

Note:-

The development permission for Eco Sensitive Area shall also confirm the notification published by "Ministry of Environment and Forest, Notification No. S.O. 1260 (E), Dated, 31st May 2012" attached in Appendix.

As per the said notification authority has to prepared zonal master plan for "Girnar Eco-Sensitive Area"

The F.S.I. and built-up area under these Regulations shall prevail over the FSI and built-up area prescribed in T.P. Schemes within and outside Gamtal and walled city area if any. In case of new construction according to the provision of sanctioned revised development plan, where permissible height is not achieved even after consumption of permissible FSI. Chargable FSI may be permitted subject to other provision of the regulation provided that the building unit shall be abut on min. 12.0 Mt. road. Provided for such construction stability report shall be furnished for the existing and new construction by Authorized structural Engineer Above additional FSI may be permitted on payment of an amount towards additional infrastructure charge at the rate decided by appropriate authority from time to time.

Provided that, in Gamtal area chargeable FSI can be allowed on road having width of 12.0 Mt. or more.

Table 12.1-10 Use and F.S.I. D3 and D6 Category

| No. | Zone | Permissible FSI. | Maximum permissible height (in mt.) |
|---|---|---|---|
| 1 | Gamtal | 2.0 | 10 |
| 2 | Residential-Commercial | 1.2 | 10 |
| 3 | Industrial | 1.0 | 10 |
| 4 | Agriculture | 0.3 | 7.5 |

**Table 12.1-11 Use and F.S.I. Category D4**

| No. | Zone | Permissible FSI. | F.S.I. Chargeable (at 40% of jantri rate) | F.S.I. Maximum Permissible | Maximum permissible height (in mt.) |
|---|---|---|---|---|---|
| **1** | **Gamtal** | **2.0** | **Nil** | **2.0** | **16.5** |
| **2** | **Residential-Commercial** | **1.8** | **0.3** | **2.1** | **16.5- low rise 30.0- high rise** |
| **3** | **Industrial** | **1.0** | **Nil** | **1.0** | **16.5** |
| **4** | **Agriculture** | **0.3** | **Nil** | **0.3** | **7.5** |

**Table 12.1-12 Use and F.S.I.: Category D5 and D7**

| No. | Zone | Permissible FSI. | Maximum permissible height (in mt.) |
|---|---|---|---|
| **1** | **Gamtal** | **2.0** | **16.5** |
| **2** | **Residential-Commercial** | **1.8** | **16.5** |
| **3** | **Industrial** | **1.0** | **16.5** |
| **4** | **Agriculture** | **0.3** | **7.5** |

**Table 12.1-13 Use and F.S.I. : Category D8**

| No. | Zone | Permissible FSI. | Maximum permissible height (in mt.) |
|---|---|---|---|
| 1 | Any use in Gamtal | 2.0 | 16.5 |
| 2 | Residential-Commercial use | 1.2 | 16.5 |
| 3 | Industrial use | 1.0 | 16.5 |
| 4 | Agriculture | 0.3 | 7.5 |

**Table 12.1-14 Use and F.S.I. : Category D9**

| No. | Use | FSI | Maximum Built up | Maximum Height |
|---|---|---|---|---|
| 1 | Residential | 1.6 | 40% | 13.00 mt |
| 2 | Commercial | 1.6 | 40% | 13.00 mt |
| 3 | Industrial | 1.6 | 50% | 13.00 mt<br>(Additional height as required for industrial purpose as approved by Factory Inspector.) |

## 12.2 Building Height and Road Side Margin

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

**Table 12.2-15: Building Height and Road Side Margin : Category D1,D2**

| | **Road Width (mt.)** | | | | |
|---|---|---|---|---|---|
| | **Less than 9.0mt.** | **9.0mt.and less than 12.00mt.** | **12.0mt.and less than 18.00mt.** | **18.0mt.and less than 40.00mt.** | **40.0mt. and above** |
| **Building Height (mt.)** | 10.0 for AUDA, SUDA, VUDA<br>15.0 for RUDA, JADA, BADA, JUDA | 15.0 | 25.0 | 45.0 | 70 |
| **Road side Margin (mt.)** | 2.5 | 3.0 | 4.5 | 7.5 | 9.0 |
| **Other than Road side margins (in mt.) with subject to regulation No. 12.3** | 2.5 | 3.0 | 3.0 | 6.0 | 8.0 |
| **Margin between two building(mt.)** | 2.5 | 4.5 | 6.0 | 9.0 | 12.0 |
| **Margin from Common Plot(mt.)** | 3.0 | 3.0 | 6.0 | 6.0 | 6.0 |

Table 12.2-2: Minimum Road and other Side Margins : Residential zone 1 for GMC

| Sr. No | Plot Size (in Sq. mt) | Margin (in mt) | | | | Balcony and Projections (in mt.) | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Along Town Road | Along Interior Roads | Rear | Sides | Front | Side | Rear | Stair landing |
| | | | | | | | May be covered | | |
| 1 | 50 | 6.0 | 1.5 | 1.5 | - | 1.2 X 5 | - | - | - |
| 2 | 70 | 6.0 | 1.5 | 1.5 | - | 1.2 X 7 | - | - | - |
| 3 | 81 (Row) | 6.0 | 1.5 | 2.0 | - | 0.45 X 4 | - | 0.45 X 4 | - |
| | 81(Twin) | 6.0 | - | 2.0 | 1 side 2.0 | - | 0.45 X 4 | 0.45 X 4 | - |
| 4 | 90 | 6.0 | - | 2.0 | 1 side 2.0 | - | 0.45 X 4 | 0.45 X 4 | - |
| 5 | 135 | 6.0 | 2.5 | 2.15 | 1 side 2.0 | 1.20 X4 | 0.45 X 4 | 0.45 X 4 | 0.45 X 4 |
| 6 | 200 | 6.0 | 3.0 | 2.0 | 1 side 2.5 | No Balcony Allowed | | | |
| 7 | 250 | 6.0 | 3.0 | 2.0 | 1 side 3.0 | | | | |
| 8 | 330 | 6.0 | 3.0 | 2.0 | 2.0 | | | | |
| 9 | 504 & above | 6.0 | 4.0 | 3.0 | 2.0 | | | | |
| Note: The end plots in different categories of plots with the area differing from its category the margins applicable shall be of the same category. | | | | | | | | | |

**Table 12.2-3: Minimum Road and other Side Margins : Residential zone 2 for GMC**

| Sr No. | Plot Size (in sq.m) | Margins (in mt.) | | | |
|---|---|---|---|---|---|
| | | Along Town Roads | In case of Interior | Rear | Sides |
| 1 | 330 | 6.0 | 5.0 | 3.0 | 2.75 |
| 2 | 504 | 6.0 | 6.0 | 4.0 | 3.0 |
| 3 | 750 | 6.0 | 7.0 | 5.0 | 4.0 |
| 4 | 900 | 6.0 | 8.0 | 6.0 | 4.5 |
| 5 | 1100 | 6.0 | 10.0 | 7.0 | 5.0 |
| 6 | 1650 & Above | 6.0 | 12.0 | 8.0 | 6.0 |
| **Note**: The end plots in different categories of plots with the area differing from its category the margins applicable shall be of the same category. | | | | | |

Table 12.2-416: Minimum Road and other Side Margins : Residential zone 3 for GMC

| Sr. No | Plot Size (in Sq. mt) | Margin (in mt) | | | | Balcony and Projections (in mt.) | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Along Town Roads | Along Interior Roads | Rear | Sides | Front | Side | Rear | Stair Landing |
| | | | | | | | May be Covered | | |
| 1 | 50 | 3.0 | 1.5 | 1.5 | - | 1.2 X 5 | - | - | - |
| 2 | 70 | 3.0 | 1.5 | 1.5 | - | 1.2 X 7 | - | - | - |
| 3 | 81 | 3.0 | 1.5 | 2.0 | - | 0.45 X | - | 0.45 | - |
| | 81 (Twin) | 3.0 | - | 2.0 | 1 side 2.0 | - | 0.45 X 4 | 0.45 X 4 | - |
| 4 | 90 | 3.0 | - | 2.0 | 1 side 2.0 | - | 0.45 X 4 | 0.45 X 4 | - |
| 5 | 135 | 3.0 | 2.5 | 2.15 | 1 side 2.0 | 1.20 X 4 | 0.45 X 4 | 0.45 X 4 | 0.45 X 4 |
| 6 | 200 | 3.0 | 4.0 | 2.0 | 1 side 2.5 | No Balcony Allowed | | | |
| 7 | 250 | 3.0 | 4.0 | 2.0 | 1 side 3.0 | | | | |
| 8 | 330 | 3.0 | 3.0 | 2.0 | 2.0 | | | | |
| 9 | 504 & above | 3.0 | 4.0 | 3.0 | 2.0 | | | | |
| Note: The end plots in different categories of plots with the area differing from its category the margins applicable shall be of the same category. | | | | | | | | | |

Table 12.2-517: Building Height and Road Side Margin for D3,D6 Category

| | Road Width (mt.) | | | | |
|---|---|---|---|---|---|
| | Less than 9.0mt. | 9.0mt.and less than 12.00mt. | 12.0mt.and less than 18.00mt. | 18.0mt.and less than 40.00mt. | 40.0mt. and above |
| Building Height (mt.) | 10.0 | 10 | 10 | 10 | 10 |
| Road side Margin (mt.) | 2.5 | 3.0 | 4.5 | 7.5 | 9.0 |
| Other than Road side margins (in mt.) with subject to regulation No. 12.3 | 2.0 | 3.0 | 3.0 | 3.0 | 3.0 |
| Margin between two building(mt.) | 2.0 | 3.0 | 3.0 | 3.0 | 3.0 |

| | | | | | |
|---|---|---|---|---|---|
| Margin from Common Plot(mt.) | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 |

Table 12.2-6: Building Height and Road Side Margin : Category D4, D5 and D7

| | Road Width (mt.) | | | |
|---|---|---|---|---|
| | Less than 9.0mt. | 9.0mt.and less than 12.00mt. | 12.0mt.and less than 18.00mt. | 18.0mt. and above |
| Building Height (mt.) | 10.0 | 13.5 | 16.5 | 30.0 |
| Road side Margin (mt.) | 2.5 | 3.0 | 4.5 | 6.0 |
| Other than Road side margins (in mt.) with subject to regulation No. 12.3 | 2.5 | 3.0 | 3.0 | 6.0 |
| Margin between two building(mt.) | 2.5 | 3.0 | 4.5 | 6.0 |
| Margin from Common Plot(mt.) | 3.0 | 3.0 | 3.0 | 6.0 |

Table 12.2-718: Building Height and Road Side Margin : Category D8

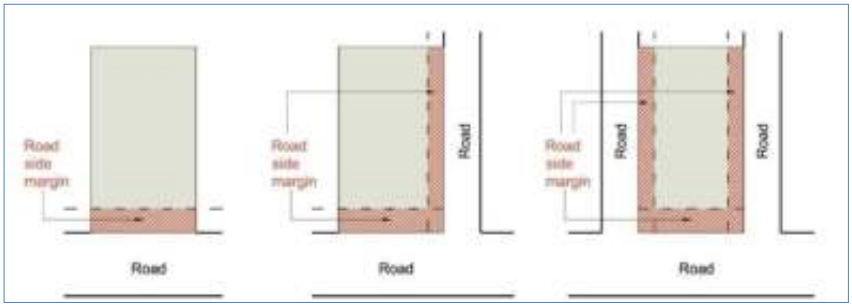
| | Road Width (mt.) | | |
|---|---|---|---|
| | Less than 9.0mt. | 9.0mt.and less than 12.00mt. | 12.0mt.and above |
| Building Height (mt.) | 10.0 | 13.5 | 16.5 |
| Road side Margin (mt.) | 2.5 | 3.0 | 4.5 |
| Other than Road side margins (in mt.) with subject to regulation No**. 12.3** | 2.5 | 3.0 | 3.0 |
| Margin between two building(mt.) | 2.5 | 3.0 | 4.5 |
| Margin from Common Plot(mt.) | 3.0 | 3.0 | 3.0 |

Table 12.2-8: : Minimum Road Side Margins : Category D9

| Residential Development: | |
|---|---|
| Width of road (in M) | Minimum road side margins (In mt.) |
| Up to 7.5 mt. | 1.5 |
| More than 7.5 mt. & up to 12 mt | 3.0 |
| More than 12 mt. &up to 20 mt. | 4.5 |
| More than 20 mt. &up to 30 mt. | 6.0 |
| More than 30 mt. | 7.5 |
| Note: No road side margin is required for plots admeasuring 25 sq. mt. Provided they are situated on roads up to 7.5 mt width. | |
| Industrial Development and Commercial Development : | |
| Plot Size | Front margin (In Mt.) |
| 50 sq. mt. to 100 sq. mt. | 3.0 |
| 101 sq. mt. to 200 sq. mt. | 4.5 |
| 201 sq. mt. to 300 sq. mt. | 4.5 |
| 301 sq. mt. to 500 sq. mt. | 4.5 |
| 501 sq. mt. to 10,000 sq. mt. | 6.0 |
| 10,001 sq. mt. to 50,000 sq. mt. | 7.5 |
| 50,001 sq. mt. and Above | 9.0 |
| Public Uses: There shall be provided minimum margin of 9 mt from road side on any plot development for public uses. | |

## 12.3 Side and rear margins

1. Road Side Margin in a Building-unit shall be regulated by the Road width it abuts on as mentioned in the table above (subject to other Regulations)
2. For Building-units with two or more abutting roads, the Road-side margin shall be applicable on all such abutting sides as illustrated below:




3. Road side margin as per the road width or margin as per building height whichever is higher shall be applicable.

**Table 12.3-1: Minimum Side & Rear Margins for Category D1: AUDA, GUDA R4,R5,C2, C3 and I4 zone**

| USE | Plot Size (PS) in sqmts and Building Height (BH) in mt | Side | Rear |
|---|---|---|---|
| **Residential & Others** | PS ≤ 150 | Not Required | 2.25 |
| | PS > 150 & ≤ 300 | 1.5 (one side) | 2.25 |
| | PS > 300 & ≤ 500 | 3.0(both side) | 2.25 |
| | PS > 500 & ≤ 750 & BH≤ 25mt | 3.0 | 3.0 |
| | PS > 750 & BH≤ 15mt | 3.0 | 3.0 |
| | PS > 750 & 15 < BH≤ 25mt | 4.0 | 4.0 |
| | PS > 750 & 25 < BH≤ 45mt | 6.0 | 6.0 |
| | PS > 750 & & 45 < BH≤ 70mt | 8.0 | 8.0 |
| **Industrial** | PS ≤ 500 | 3.0 | 3.0 |
| | 500 < PS ≤ 1000 | 4.5 | 4.5 |
| | PS > 1000 | 6.0 | 6.0 |

Note:

i. BH means "Building Height"

ii. PS means " Plot Size"

iii.Special buildings Road side Margin is 12m and Rear and Side margin is 6m

**Table 12.3-2**: Minimum Rear & Side Margins in mt for Residential Zones GMC

| Sr. No. | PS (sq.mt) | R1 Zone | | | R2 Zone | | | R3 Zone | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Rear | One Side | Second Side | Rear | One Side | Second Side | Rear | One Side | Second Side |
| 1 | 50 | 1.5 | 0 | 0 | 0 | 0 | 0 | 1.5 | 0 | 0 |
| 2 | 70 | 1.5 | 0 | 0 | 0 | 0 | 0 | 1.5 | 0 | 0 |
| 3 | 81-Row | 2.0 | 0 | 0 | 0 | 0 | 0 | 2.0 | 0 | 0 |
| 4 | 81-Twin | 2.0 | 2.0 | 0 | 0 | 0 | 0 | 2.0 | 2.0 | 0 |
| 5 | 90 | 2.0 | 2.0 | 0 | 0 | 0 | 0 | 2.0 | 2.0 | 0 |
| 6 | 135 | 2.0 | 2.0 | 0 | 0 | 0 | 0 | 2.0 | 2.0 | 0 |
| 7 | 200 | 2.0 | 3.0 | 0 | 0 | 0 | 0 | 2.0 | 3.0 | 0 |
| 8 | 250 | 2.0 | 3.5 | 0 | 0 | 0 | 0 | 2.0 | 3.5 | 0 |
| 9 | 330 | 2.0 | 3.5 | 2.0 | 2.0 | 3.5 | 2.0 | 2.0 | 3.5 | 2.0 |
| 1 | 504 | 2.0 | 3.5 | 2.0 | 2.0 | 3.5 | 2.0 | 2.0 | 3.5 | 2.0 |
| 1 | 750 | 2.0 | 3.5 | 2.0 | 3.0 | 3.5 | 3.0 | 2.0 | 3.5 | 2.0 |
| 1 | 900 | 2.0 | 3.5 | 2.0 | 3.0 | 4.5 | 3.5 | 2.0 | 3.5 | 2.0 |
| 1 | 1100 | 2.0 | 3.5 | 2.0 | 3.0 | 4.5 | 3.5 | 2.0 | 3.5 | 2.0 |
| 1 | 1650 & Above | 2.0 | 3.5 | 2.0 | 3.0 | 4.5 | 3.5 | 2.0 | 3.5 | 2.0 |

*The end plots in different categories of plots with the area differing from its category the margins applicable shall be of the same category.

*The margin regulations for plot sizes varying between above specified plot sizes shall follow the margin regulations with respect to the cluster it belongs to.

| |
|---|
| *The specified uses shall be permitted for plots facing town road only after providing the 6.0m wide service road. This service road shall have maximum three entries from the town roads. |

**Table 12.3-319 Permissible Ground Coverage in GMC**

| Sr. No | Zone | Uses | Ground Coverage (%) |
|---|---|---|---|
| 1 | Institutional Zone II | Educational, Public Utilities and Facilities buildings | 66% |
| | | Social sports and cultural buildings | 33% |
| | | office and other buildings | 40% |
| 2 | Institutional Zone III | | 30% |
| • For Zones other than mentioned above Gound coverage shall be the area remaining after providing required margins | | | |

- Category: D1 Rajkot Urban Development Authority

Minimum Side and rear margins for building unit upto 500 Sq.mt. for residential- dwelling 1,2 and 3 (except high rise) and non-residential uses.

**Table 12.3-420: Minimum Rear & Side Margins in mt for Residential Zones RUDA**

| **Sr.No.** | **Area of Building unit** | **Required rear or side margin** |
|---|---|---|
| 1. | Upto 80 Sq.mt | 1.5 any one side |
| 2. | Above 80 Sq.mt. and upto 150 Sq.mt. | 2.0 mt any one side |
| 3. | Above 150 Sq.mt. and upto 250 Sq.mt. | 2.5 mt any one side |
| 4. | Above 250 Sq.mt. and upto 400 Sq.mt | 2.25 mt any two sides |
| 5. | Above 400 Sq.mt. | 3.0 all sides |

**Table 12.3-521: Minimum Side & Rear Margins for Category D3** and D5 **of Development Area**

| **USE** | **Plot Size (PS) in sqmts and Building Height (BH) in mt** | **Side** | **Rear** |
|---|---|---|---|
| Residential & Others | | | |
| | **PS<100** | **1.50** | **Not Required** |
| | **PS ≤ 150** | **Not Required,1** | **2.25** |
| | **PS > 150 & ≤ 300** | **1.5 (one side)** | **2.25** |
| | **PS > 300& ≤ 500** | **2.50** | **2.50** |
| | **PS > 500 & ≤ 750** | **3.0** | **3.0** |
| | **PS > 750 & BH ≤ 15mt** | **3.0** | **3.0** |
| | **PS > 750 & BH ≤ 15mt** | **4.0** | **4.0** |
| | **PS > 750 & BH ≤ 15mt** | **6.0** | **6.0** |
| | **PS > 750 & BH ≤ 15mt** | **8.0** | **8.0** |
| Industrial | **PS ≤ 1000** | **4.5** | **4.5** |
| | **PS > 1000** | **6.0** | **6.0** |

| |
|---|
| Note:<br>BH means “Building Height”<br>PS means “ Plot Size”<br>Special buildings Road side Margin is 12m and Rear and Side margin is 6m |

**Table 12.3-7: Minimum Side & Rear Margins for Category D4, D5 and D7 of Development Area**

| Use | Plot Size (PS) in sqmts and Building Height (BH) in mt | Side | Rear |
|---|---|---|---|
| Residential & Others | PS ≤ 200 | Not Required | Not Required |
| | PS >200&<500 | 2.0 (one side) | - |
| | PS ≥ 500 & ≤ 1000 | 3.0 | 3.0 |
| | PS >1000& BH ≤ 16.5mt | 3.0 | 4.5 |
| | PS >1000& BH >16.5mt | 6.0 | 6.0 |
| Industrial | PS ≤ 1000, 833 | 4.5 | 4.5 |
| | PS > 1000, 833 | 6.0 | 6.0 |
| Note:<br>i. BH means “Building Height”<br>ii. PS means “ Plot Size”<br>iii.Special buildings Road side Margin is 12m and Rear and Side margin is 6m | | | |

**Table 12.3-8: Minimum Side & Rear Margins for Category D9 of Development Area**

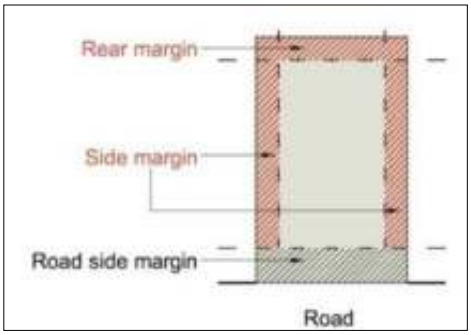
| **Residential Development** | | | |
|---|---|---|---|
| **Plot size in (sq. mt.)** | **Margin in Mt.** | **Maximum built up area.** | |
| 25 | Nil | 75% | |
| | 2 (on one side) | 70% | |
| More than 50& up to 100 | 2 (on one side or in the rear side) | 65% | |
| More than 100 &up to 250 | 2 (On one side) | 60% | |
| More than 250 & and up to 400 | 2.50 (on one side) | 50% | |
| More Than 400 | 3 on 2 side & rear. | 40% | |
| **Industrial and Commercial Development** | | | |
| **Plot size** | **Rear margin (M)** | **Side Margin (M)** | |
| | | **I** | **II** |
| Up to 100 sq. mt. | Nil | Nil | Nil |
| 101 to 200 sq. mt. | 1.5 | - | 1.5 |
| 201 to 300 sq. intr. | 2.0 | - | 2.5 |
| 301 to 500 sq. intr. | 3.0 | - | 3.0 |
| 501 to 1000 sq. mt. | 3.0 | 3.0 | 3.0 |
| 10001 to 10,000 sq. mt. | 4.5 | 4.5 | 4.5 |
| 10,001 to 50,000 sq. mt | 9.0 | 4.5 | 4.5 |
| Above 50,000 sq. mt. | 9.0 | 9.0 | 9.0 |

**Note:**

- Height of the building from the ground floor including the hollow plinth. Height of the hollow plinth shall not be deducted from total building height.
- For height more than 25 mt. regulations of Strucural, fire and Airport shall be followed.
- For Building -units abutting a Khadki, chowk, faliya or cul-de-sac, the maximum permissible Building Height shall be regulated as per the width of the road leading to such khadki, chowk, faliya or cul-de-sac as mentioned in table above

### 12.3.1 Build-to-Line

1. The Build-to-Line shall be considered as the imaginary line formed after leaving the Road Side margin and the required side margins.
2. This Regulation shall be applicable for all Building-units as mentioned in Local Area Plans.




### 12.3.2 Permissible uses in Margin

1. For dwelling 1 & 2 (Except Row house, cottage industries and pre-schools):

   a. Ancillary uses such as parking garage, servant quarter, w.c. and bathroom shall be permitted at any zone, as a part of the permissible FSI of the Building Unit, in side or rear marginal space but in no case in Road-side margins; with maximum permissible ground coverage of 15sq.mt; in case of AUDA 16.5 sq.mt. and maximum permissible height of 3.0 mt. and in case of RUDA with maximum plinth of 30 cm. Subjected the minimum margins are regulated a per fire regulation. In road side margin, open stair from ground floor to first floor only shall be allowed after leaving 1.5mt front space from road.

   b.

   c. Surface water tank up to 1.5 mts in height.

   d. Open staircase, cantilever staircase with maximum width of 1.00 mts and landing space of maximum 2.00mts at floor level shall be permitted in side or rear margins except on road side margin.

   e. Doors, windows or projections shall not be permitted along the common wall of the adjoining property. No rainwater from the roof shall be drained in the adjoining property.

   f. Partition wall shall be allowed along the Building Unit boundary on common boundary of semidetached building and on marginal space between two structures up to a maximum height of 1.5mt.

2. **For Dwelling-1, 2 & 3:** Underground water tank, percolation well, bore well and pump room with a maximum size of 2 mts X 2 mts and with a maximum height of 2 mts.

3. **Building-units of all uses other than Industrial and Institutional:** A structure(only pre-fab) for security cabin including toilet with maximum dimensions of 2 mts X 4 mts with maximum height of ground coverage of 15 sq.mts with maximum height of 2.4mts shall be permitted in the Road-side margin. The area of such construction shall be counted towards computation of FSI and built-up.

4. **For Industrial and Institutional use:** a security cabin structure up to a maximum ground coverage of I5sq.mts with maximum height of 2.4mts shall be permitted in the road-side margin. Such a structure shall be at a minimum distance of 4.5mts from the Building. The area of such construction shall be counted towards computation of FSI and built-up.

5. **Pedestrian access path and stepped approach** as per performance regulation 21.1.5 shall be permissible in the marginal space

6. **Common plot** shall be permitted in the marginal space.

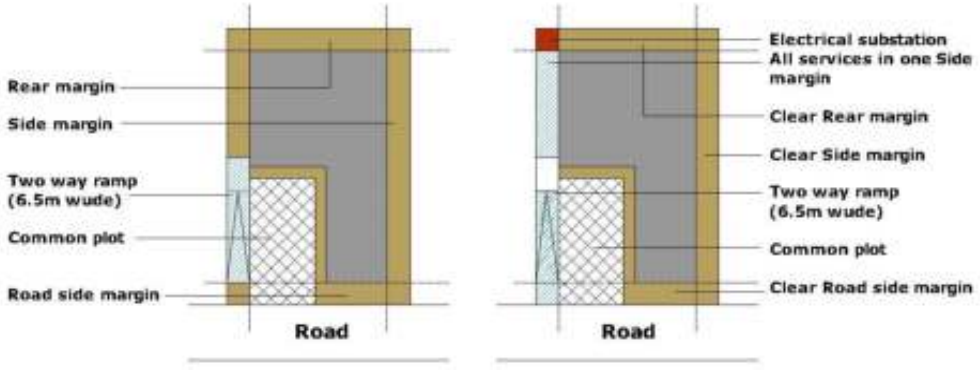
7. **Vehicular Ramp:** Connecting ground level with basement level-1 shall be permitted in side or rear margin for:

   Building unit with area up to 2000 sq.mts or
   Building unit with building less than 16.5mts in height.

8. For a building unit using marginal space for providing electrical infrastructure such as substation (as per regulation Permissible uses in Margin12.3.2.9), underground water tank (as per regulation 25.4 and others) these permissible uses shall be allowed only one marginal side except road side margin. The other marginal spaces shall be kept clear and accessible at ground level as illustrated above.

9. **Electrical Infrastructure:** Electrical Sub-station, Transformer room, Box-type transformer, Section Feeder Pillar, Auxiliary Power Back-up System and meter room according to the norms of the Competent Electric Company shall be permitted in marginal space except road side margin of the building unit. The area of such construction shall not be counted towards FSI.

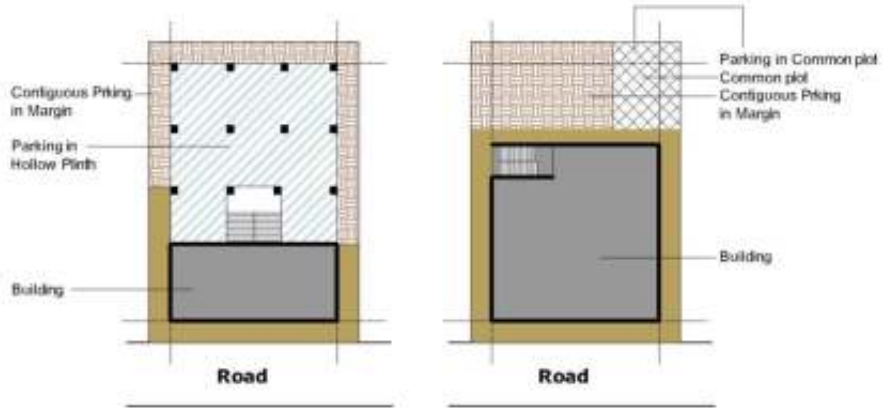
10. **Refuge Area for Building with height more than 40mts:** Cantilever Refuge area required as per Planning Regulations No. 23 may be permitted.



11. **Fire Escape Staircase for Building with height more than 40mts:** Fire Escape Staircase required as Planning Regulations No.22 shall be permitted in marginal space except road-side margin.

12. **Pedestrian Ramp:** as per Regulation 21.1.15 shall be permissible in marginal space.

13. **Parking** shall be permitted in margins except in Approach Road as illustrated below and as per regulation 8.6 if contiguous with parking in hollow-plinth, provided with a minimum dimension of 6mts, or contiguous with over all parking layout.




14. **Basement** provided as per Planning Regulation 8.7 shall be permitted within side and rear margins. Not with standing anything cellar for parking shall not be allowed for a plot area less than250sq.mts.for city area A, City area B, Gamtal and Gamtal Extension and plot area less than 250sq.mt for City area C.

15. In any marginal open space, weather sheds sun breakers horizontal or vertical projections shall be permitted up to 0.60mts. These projections may also be part of the façade articulation at various levels, but shall in no cases be at the floor level such that they become a part of the habitable space. Such projections shall be allowed above a minimum height of 2.4mts from the ground level.

16. For any building units with following uses- Dwelling 1, Assembly 1,2; Education 1&2, Institutional, Public Institutional; the building unit level may be permitted to be raised up to plinth level

### 12.3.3 Restriction on Development in Margin

1. The required marginal open spaces except permissible uses as per Planning Regulation 12.3.2 shall be kept permanently open to sky.

2. This space shall not be used for stocking materials or loose articles for the purpose of trade or otherwise, putting up fixed or movable platforms.

3. Parking shall be allowed in the entire marginal space left after keeping 4.5 mts wide circulation around the building and approach road to the plot.

4. Vehicular ramp leading to parking in floors above ground level shall not be permitted in the margin.

5. Pedestrian ramps connecting ground floor with upper floors shall not be permitted in the marginal spaces.

6. The sunk in lower ground floor or basement provided for the purpose of light/ ventilation shall not be permitted in the marginal open space.

7. No difference shall be permitted in the ground level of the marginal space of the building (in cases where the permitted margin of the basement is lesser then the permitted margin of the super structure)

8. The plot level may be permitted to be raised up to plinth level in cases of building units other than tenement building, ownership tenements flats, industrial and commercial units.

# 13 RESIDENTIAL AFFORDABLE HOUSING

## 13.1 Introduction

(a) Affordable Housing is predominantly Residential development for providing Affordable Housing of dwelling units up to 80 sq.mts along with ancillary commercial use up to 10% of the total utilized FSI.

(b) Affordable Housing as a use is permitted only in Residential Zone and Gamtal Extension (GME) Zone subject to relevant regulations.

## 13.2 Floor Space Index

### 13.2.1 Permissible Floor Space Index (FSI)

a. Projects under Residential Affordable Housing (RAH) shall utilize a minimum FSI of 1.8 and maximum 2.7 to avail the benefits of "RAH".

b. Base FSI shall be available as per relevant GDCR. Additional FSI be charged by authority as under.

| No. | Residential Dwelling units built up area ( sq.mts) | Additional FSI Charge |
|---|---|---|
| 1 | up to 50 | 10% of jantri Rates |
| 2 | more than 50 and up to 66 | 20% of jantri Rates |
| 3 | more than 66 and up to 80 | 30% of jantri Rates |

c. For proposed development combining dwelling units of multiple range of areas (up to 50 sq.mts, more than 50 and up to 66 sq.mts, more than 66 and up to 80 sq.mts), the payment value for additional chargeable FSI shall be calculated as per Table-1 on prorate basis.

## 13.3 Maximum Permissible Building Height

a. **Maximum Permissible Height**

The Maximum Permissible Building Height shall be regulated according to the width of the road on which it abuts as prescribed in Table-2 below:

| No. | Road Width (in meters) | Maximum Permissible Building Height (in meters) |
|---|---|---|
| 1 | Less than 9 mts | 10.0 |
| 2 | 9.0 mts and less than 12 mts | 15.0 |
| 3 | 12.0 mts. and less than18 mts | 25.0 |
| 4 | 18.0 mts and less than 40 mts | 45.0 |

b. The height of a building shall be measured from the established ground level to the top of the building in all cases.

c. height of the following shall not be taken in to consideration in determining the total height of the building:

i. parapet,

ii. Stair-case cabin,

iii. Water storage tank,
iv. Lift well, lift cabin with machine room above.

## 13.4 Margins

### 13.4.1 Road Side Margins

| No. | Road Width (in meters) | Road Side Margin for Building-unit area up to 2000 sq.mts and building height up to 25m (in meters) | Road Side Margin for Building-unit with area above 2000 sq.mts and building height up to 25m (in meters) | Road Side Margin for Building-unit with height more than 25m (in meters) |
|---|---|---|---|---|
| 1 | Up to 9 | 3.0 | 3.0 | - |
| 2 | Above 9 and up to 12 | 4.5 | 4.5 | - |
| 3 | Above 12 and up to 18 | 6.0 | 6.0 | 7.5 |
| 4 | Above 18 and up to 30 | 6.0 | 7.5 | 7.5 |
| 5 | Above 30 | 6.0 | 9.0 | 9.0 |

i. Road Side Margin in a Building-unit shall be regulated by the Road width it abuts on as mentioned in the table above (subject to other Regulations):
ii. For Building-units with two or more abutting roads, the Road-side margin shall be applicable on all such abutting sides.
iii. Road side margin as per the road width or margin as per building height whichever is higher shall be applicable.

### 13.4.2 Other than Road side margin

| No. | Area of the Building Unit | Building Height | Required margin (in mts) |
|---|---|---|---|
| 1 | Up to 750 sqmtrs. | Up to 25 mtrs | 3.0 |
| 2 | More than 750 sq.mts. | Up to 15 mtrs | 3.0 |
| | | Above 15 mtrs and up to 25 mtrs. | 4.0 |
| | | Above 25 mtrs and up to 45 mtrs. | 6.0 |

### 13.4.3 Minimum Margin between Buildings

Minimum distance between two buildings shall be as per the table below:

| No. | Building Height | Required Margins (in meters) |
|---|---|---|
| 1 | Up to 15mts | 4.5 |
| 2 | Above 15mts and up to 25mts | 6.0 |
| 3 | Above 25mts and up to 45mts | 9.0 |

- If two buildings next to each other have different heights, required margin for taller building shall be applicable. For example- if one building is of 25mts and the adjacent building is of 45mts in height, the minimum margin between these two buildings shall be 9.0mts.
- In case of required margin is not provided than the length of common wall between any two semi-detached buildings shall not be less than 25% of the maximum width of the building parallel to common wall joining together at every floor.

## 13.5 Permissible Ground Coverage

Entire Area available after providing for the required margins, Common plot and other Regulations may be utilized for construction of the super structure.

## 13.6 Common Plot

- Common Plot shall be required in Building-unit with area of 2000 sq.mts or more with a minimum area of 10% of the area of the Building-unit. If one consolidated Common Plot is provided, minimum area of 8% of the area of the Building-unit.

- For Building-units with area less than 2000sq.mts and having buildings with height more than 25mts, a common plot shall be provided of 8% of the area of Building-unit or 200sq.mts, whichever is more.

### 13.6.1 General Requirements for Common Plot

- The Common Plot area shall be exclusive of approaches.
- The area of the Common Plot may be sub-divided such that the minimum area of the Common Plot is 100sq.mts. At least one common plot shall be provided with a minimum area of 200sq.mts. Any side shall have a minimum length of 8mts.
- Angle between adjacent sides of the common plot shall be 60 degrees or more.
- No construction is permissible in the Common Plot except Electric substation, Transformer room, Section Feeder Pillar, Auxiliary Power Generator, Box-type transformer, meter room, over ground and underground water tank, pump room, security cabin, Community/ Society common amenities. These shall be allowed to be constructed in the Common Plot subject to the following requirements:
- Maximum Ground Coverage of 15% of the respective Common Plot.
- Maximum Height of construction shall be 7.5mts from the level of the Building-unit except in the case of overhead water tank, where more height may be permitted
- Community/ Society common facility shall be permitted on a Common Plot. The area of this Community/Society common amenity shall be considered towards computation of FSI of the Building Unit.
- Such a building shall be required to maintain the minimum margin requirements between buildings with respect the adjacent buildings as per Planning Regulation 13.6.8
- 50% of the Common Plot may be allowed to be used as parking space including drive way and aisles.
- 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 without any fee / charge. 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.

- For a Building-unit having area of 10,000sq.mts 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 1.5mts. The types of trees shall be selected such that they are shade giving trees.

## 13.7 Parking

### 13.7.1 Minimum Requirements for Parking

Parking spaces shall be provided within the Building-unit as under:

| No. | Type of Use | Minimum Parking Required | Visitor's Parking |
|---|---|---|---|
| 1 | Affordable Residential Apartments with dwelling units of built-up area up to 66 sq.mts. | 10% of utilised FSI | An additional 10%, of the required parking space shall be provided as Visitors parking. |
| 2 | Affordable Residential Apartments with dwelling units of built-up area more than 66 sq.mts. | 20% of utilised FSI | 10% of the required parking space shall be provided as Visitors parking. |
| 3 | Commercial Use | 50% of respective utilised FSI | 20% of the required parking shall be provided as Visitors parking. |

- In case the maximum permissible FSI is not utilised, for any extension or additions in the future, additional parking shall have to be provided as required for this additional utilized FSI.
- Parking requirements shall conform to provisions of Planning Regulation 13.10.1

### 13.7.2 General Requirements for Parking

1. Parking requirement for a Mixed-Use development shall be calculated on prorate basis of the FSI 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 shall be permitted in side or rear margins except in Approach Road.
7. Parking shall also be permitted in road-side margin after leaving clear margin of 4.5mts 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. mts 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 sqmtrs.

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.

## 13.8 Basement

1. No Basement shall be permitted in the required Road side marginal space and other outer marginal space.

2. Basement shall be permitted under common plot, internal road and internal marginal space for exclusive use of parking only.

**The owners/ applicant shall have an options to carry out development in under the affordable housing policy (Mukhyamantri Awas Yojana) of the state government also.**

# 14 TRANSIT ORIENTED ZONE

## 14.1 Introduction

a. Definition :- Transit Oriented Zone(TOZ) means the area falling within Blue Dotted Verge shown in the sanctioned land use plan and shall be consider as a condition for high density development under section 12(2)(m). Moreover the appropriate authority shall make a proposal under relevant provision of law for sanctioning to the government demarcating the boundaries where benefits of TOZ have to be provided in on account of all future projects.

b. Local Area Plans, including measures for Plot utilisation, road widening, parking management and pedestrianization, shall be prepared for this Zone. Regulations identified for Local Area Plan shall prevail over these Regulations.

c. If the line of Transit Oriented Zone divides a Survey No./Block No./Final Plot No., the entire Maximum Permissible FSI shall be permissible for development, irrespective of the part of the Survey No./Block No./Final Plot No., that is not in TOZ. This incentive shall not be valid for Survey Numbers amalgamated with Survey Numbers outside this zone after the date of publication of the Development Plan-2021.

## 14.2 A

To ensure that, in TOZ high density development is achieved in planned manner development permission for higher FSI shall only be granted if the land under consideration is a part of any local area plan prepared by Ahmedabad Urban Development Authority and appropriate authority seek approval of such local area plan from the government.

### 14.2.1 Permissible Uses

1. The types of uses permissible in a Building-unit shall be as per Base Zone and as mentioned in Zoning Table in Planning Regulation 7.1.
2. The extent of commercial (mercantile-1 and business) uses permissible in a Building-unit shall be regulated according to the width of the road on which it abuts as under:

| No. | Road Width | Floors on which Commercial Use is Permissible |
|---|---|---|
| 1 | 9 mts and less than 12 mts | Ground Floor Only |
| 2 | 12 mts and Above | All Floors |

3. Permissible uses shall also be regulated by the area of the Building-unit as per Regulation 13.1.4.

## 14.3 Floor Space Index (FSI)

1. The maximum permissible FSI of a Building-unit shall be 4.0.

2. Base FSI shall be available as per Zoning Table 12.1.1. Additional FSI shall have to be purchased by payment as per Schedule 20 to the Competent Authority.

## 14.4 Maximum Permissible Height

The Maximum Permissible Building Height shall be regulated as per Planning Regulation. 12.2.1

## 14.5 Margins

As per provisions of Planning Regulation 12.2.1

## 14.6 Permissible Ground Coverage

Entire Area available after providing for the required margins, Common plot and other Regulations may be utilized for construction of the super structure.

## 14.7 Parking

As per provisions of Planning Regulation 8.6

### 14.7.1 Relaxation in Parking

For Building-units within the Transit Oriented Zone with Commercial (Business and Mercantile-1) Use, the parking requirement shall be as under:

| Type of Use | Minimum Parking Required | Visitor's Parking and Remarks |
|---|---|---|
| Business, Mercantile-1 | 35% of Total Utilised FSI | 20% of the required parking shall be provided as visitors parking |

Note: In case the maximum permissible FSI is not utilised, for any extension/additions in the future, additional parking shall have to be provided as required for this additional utilised FSI.

### 14.7.2 General Requirements for Parking

As per provisions of Planning Regulation 8.6.1

## 14.8 Basement

As per provisions of Planning Regulation 8.7

Note:

1. In case of Metro Rail Transit (MRT) corridor the regulations of the Transit Oriented Zone shall be applicable only after finalization and notification of the MRT corridors by the State Government of Gujarat. And any change in BRTS route shall be considered for TOZ development at the time of approval replacing earlier route.
2. The revenue generated from the sale of chargeable FSI for this zone shall be distributed between AMC, AUDA, MRT & Sardar Sarovar Narmada Nigam Limited as decided by the Competent Authority.

# 15 CENTRAL BUSINESS DISTRICT

Local Area Plan, including measures for plot utilisation, road widening, parking management and pedestrianization, shall be prepared for this Zone. Regulations identified for Local Area Plan shall prevail over these Regulations.

## 15.1 Permissible Uses

1. The types of uses permissible in a Building-unit shall be as per Zoning Table in Planning Regulation 7.1

2. Permissible uses shall also be regulated by the area of the Building-unit as per Planning Regulation 8.1

## 15.1 A

To ensure that, in CBD high density development is achieved in planned manner development permission for higher FSI shall only be granted if the land under consideration is a part of any local area plan prepared by Ahmedabad Urban Development Authority and appropriate authority seek approval of such local area plan from the government.

## 15.2 Minimum Building-unit

The Minimum Building-unit required shall be 3500sq.mts for buildings with height more than 45mts.

## 15.3 Floor Space Index (FSI)

1. The Maximum Permissible FSI of a Building-unit shall be 12.1.
2. Base FSI shall be available as per Zoning Table in Planning Regulation 12.1. Additional Chargeable FSI shall have to be purchased as per schedule 20 by payment to the Competent Authority.

## 15.4 Maximum Permissible Height

i. There is no restriction on the Maximum Permissible Building Height subject to clearance from the Airport Authority and shall be counted as per Planning Regulation . 7.3.5

## 15.5 Margins

As per provisions of Planning Regulation 12.2

## 15.6 Permissible Ground Coverage

Entire Area available after providing for the required margins, Common plot and other Regulations may be utilized for construction of the super structure.

# 16 AGRICULTURAL ZONES

## 16.1 For General Agriculture Zone

### 16.1.1 Minimum Area of a Building-unit

1. Minimum Area of any block no./survey no./Hissa no./FP no. for one farm house shall be 4000sq.mts
2. No sub-division of land shall be permitted.

### 16.1.2 Margins

1. Road-side Margin shall be minimum 30mts from the boundary of Building-unit unless otherwise specified.
2. Side and Rear Margins shall be applicable as per Planning Regulation **Error! Reference source not found.**25.1.
3. Minimum distance from any water body shall be maintained as specified in Performance Regulation 25.1.

### 16.1.3 Margins

Common Plot is not required for Building-units in General Agriculture Zone.

T**able 16.1-1: Permissible Uses, FSI, Ground Coverage and Maximum Permissible Height**

| | **Permissible Use** | **FSI** | **Ground Coverage** | **Maximum Permissible Building Height** | **Remarks** |
|---|---|---|---|---|---|
| | Dwelling-1 | 0.1 | 5% | 8mts | 1. Only one farmhouse Per Building-unit shall be permitted.<br>2. Minimum Area of any block no./survey no./Hissa no./FP no. shall be4000sq.mts |
| | Agriculture-1&2,Sports & Leisure, Parks, Assembly-4 | 0.1 | 5% | 15mts | Minimum area any block/survey no./Hissa No./FP No. shall be5000sqmtr.<br>Except Public utility & public Institutions. |

| | | | | | |
|---|---|---|---|---|---|
| | Religious,Educational1 &2,Institutional, Agriculture-3,Industrial 3, Transport, Storage, Public Utility, Public-Institutional | 0.45 | 15% | 15mts | Minimum area any block/survey no./Hissa No./FP No. shall be5000sqmt.<br>Except Public utility & public Institutions. |

## 16.2 For Prime Agriculture Zone

**Table 16.2-2: Permissible Uses, FSI, Ground Coverage and Maximum Permissible Height**

| | **Permissible Use** | **FSI** | **Ground Coverage** | **Permissible Building Height** | **Remarks** |
|---|---|---|---|---|---|
| | Dwelling-1, Agriculture-1 | 0.1 | 5% | 8mts | 1. Only one farm house per Building-unit shall be permitted.<br>2. Minimum Area of any block no./survey no./Hissa no./FP no. shall be4000sq.mts (for Dwelling-1)<br>3. Minimum area any block/survey no./Hissa No./FP No. shall be5000sqmtr.For Agriculture-1 Use |
| | Education-1 &2; Agriculture-3Public Utility, Institutional | 0.45 | 15% | 10mts | Minimum area any block/survey no./Hissa No./FP No. shall be5000sqmt.<br>Except Public utility & public Institutions. |

# 17 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

## 17.1 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.

### 17.1.1 Location:

The building for the above purpose shall be located directly on a road of 30mts or more in width.

### 17.1.2 Margins

| No. | Minimum Road Side Margin (meters) | Minimum Side & Rear Margin (meters) |
|---|---|---|
| 1. | 12.0 | 6.0 |

1. The Road side margin may be permitted to be covered up to 6mts. from the building line with a projected cantilever structure (porch) at a height of not less than 3.00mts from the ground level. This cantilever structure shall not be counted towards computation of FSI.
2. Parking shall be permitted in road-side margin after leaving minimum 6.0mts from the Building unit boundary. This minimum 6.0m shall be utilised for shade giving trees and plantation purpose.

# 18 FUELLING STATIONS

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

## 18.1 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 18.1-1 Minimum margins**

| No. | Fuelling Station Type | Minimum Area of Building-unit | Minimum Frontage on Road Side |
|---|---|---|---|
| 1 | Fuelling Station(without Service Station) | 1000sq.mts | 30mts |
| 2 | Fuelling with Service Station | 2000sq.mts | 30mts |

## 18.2 Location

1. Fuelling Station shall be permitted only on Road width of 18mts and more in any Zone.
2. The location of Fuelling Station or Fuelling with Service Station shall be at a distance of 50mt, 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 as indicated in the illustration.
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.

## 18.3 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.

## 18.4 Margins

### 18.4.1 For Fuelling Station:

1. Road side margin from canopy to the plot boundary shall be as per Planning Regulation 12.2 subject to minimum 6.0mts. On all other sides, margin from canopy to the plot boundary shall be 4.5mts and 6.0mts in the case of canopy having height up to 6.0mts and more than 6.0mts from ground level respectively.
2. Marginal distance form curb site (Fuelling Pedestal) to the plot boundary towards main road shall be minimum 9.0mts and for other sides of the plot, it shall be 6.0mts.
3. Administrative building for the petrol pump shall have minimum road side margin as per planning regulation 12.2; minimum side and rear margin of 3.0mts and as per Planning Regulation 12.2. Zero margins can be provided towards canopy but minimum 6.0mts clear drive way shall be provided to any curb site.
4. Minimum 6.0mts clear drive way shall be maintained between every curb site (fuelling pedestal).
5. Minimum width of access road shall be 6.0mts.

### 18.4.2 For Fuelling Station with Service Station:

1. Road side margin from canopy to the plot boundary shall be as per Planning Regulation no. 12.2 subject to minimum 6.0mts and all other sides shall be 6.0mts. Provision of above (2) and (4) in Planning Regulation 12.2 will remain the same.
2. While building of service station can have zero margins towards canopy, subject to minimum 6.0mts towards road side and 3.0mts towards other sides of the plot.
3. Clear 6.0mts drive way between curb site (Fuelling pedestal) and service station building shall be provided.
4. Minimum width of access road shall be 6.0mts.

## 18.5 Height

**The maximum allowable height shall be 7.5mts.**

## 18.6 Floor Space Index

Subject to other Regulations

## 18.7 Common Plot

Common Plot shall not be required

## 18.8 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 18.8-2 Minimum parking**

| No | Fuelling station (area) | Minimum parking requirement |
|---|---|---|
| 1 | Fuelling station up to 1000 sq. mts | 3 cars and 5 two-wheelers |
| 2 | Fuelling station more than 1000 sq.mts | For every 500 sq.mts more than 1000sq.mts, additional parking for 1car and 2 two-wheelers shall be required. |

## 18.9 Basement

No basement shall be allowed

# 19 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.

## 19.1 Advertising Display Infrastructure

### 19.1.1 Billboards I Hoardings in Marginal Space

1. One Billboard I Hoarding is permitted in the margin open space up to 500sq.mt 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 mt.

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

**Table 19.1-1 Minimum marginal space**

| Location | Road Width | Max. Billboard/ Hoarding Size | Min. Margin | Min.Ground Clearance | Max. Height |
|---|---|---|---|---|---|
| Marginal Open Spaces | up to 60 mt | 9.0mts x 4.Smts (w x h) | 0.6mts | 3.0 mt | 15.0 mt |
| | Above 60 mt | 12.0 mt x 6.0 mt (w x h) | 1.Smts | 3.0 mt | 15.0 mt |

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

### 19.1.2 Billboards/ Hoardings on Roof tops I Terrace

**Table 19.1-2 Billboards/ Hoardings on Roof tops I Terrace**

| Location | Road Width (meters) | Max. Billboard Size (width x height) | Max. no. of billboard/ hording size | Min. margin | | Max. height |
|---|---|---|---|---|---|---|
| | | | | Road side | Between two Biiiboards Hoardings | |
| On Roof Tops/ Terrace | Up to 60 mt | 12mts x 6mts | 2 (different facing directions) | 15mts from parapet | 1Smts | 7.Smts from top of terrace slab |
| | Above 60 mt | 18mts x 9.0mts | 2 (different facing directions) | 15mts from parapet | 1Smts | 10.Smts 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.

### 19.1.3 Billboards/ Hoardings on Public Roads

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

**Table 19-3 Billboards/ Hoardings on public roads**

| Road Width | Minimum Ground clearance | Permissible Size of the Billboard/ Hoarding (width height) |
|---|---|---|
| Up to 60 mt | 3.0mts | 9.0mts x 4.Smts {W x H) |
| above 60 mt | 3.0mts | 12.0mts x 6.0mts |

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

{1) Allow exceptional size

{2) Allow/Disallow the erection on specific locations considering the safety.]

### 19.1.4 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.

### 19.1.5 Heritage Buildings and Precincts

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

### 19.1.6 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 travelers
4. Any Billboard that is attached to or printed on a rock or other natural objects
5. *[Deleted ]
6. Any Billboard that is prohibited or restricted for the purpose of public appearance under local or state or national law.
7. Any Billboard with over hang over public property which obstructs access or egress from any building.
8. 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.
9. Billboard/ Hoarding shall not project outside the boundary of the Building-unit.
10. The structure of the billboard/ hoarding or any lighting reflector shall not project outside the boundary of the Building-unit.

## 19.2 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.

### 19.2.1 Location:

The communication Infrastructure shall be either placed on the building roof tops or terraces at a distance of minimum 1.5mts from the parapet, or on the ground or open space within the premises subject to other Regulations.

# 20 SPECIAL REGULATIONS FOR AUDA

## 20.1 Permissible Uses in Closed Textile Mills Zone (CZ)

**20.1.1** Definition:

(a) "Textile Operations" means operations like spinning,weaving, winding, warping, sizing, processing and garment making, yarns, fabric making.

(b) "Closed Textiles Mill/s" means textile mills registered under the Companies Act or included in the list of textile mills which forms the part of Chief Justice Miyabhoy Committee report or those mills where the property records or the revenue or such other government records which certify that such mill is assessed as textile mill and had textile operations.

(c) "Closed Textile Mill Land" means such land which as per revenue records/city survey records is used for closed textile mill.

**20.1.2 Permissible Uses & FSI in Closed Textile Mill Zone (CZ) shall be as per:**

(a) Base Zone : Industrial – General Zone (IG), with its respective uses and FSI as specified in Regulation 9.2.9

(b) Uses as per Knowledge and Industrial Zone (KZ) and Residential Affordable Housing (RAH) with respective permissible FSI specified as under:

| No. | Proposed Use | Base FSI | Additional Chargeable FSI @ 40% Of Jantry Rate | |
|---|---|---|---|---|
| | | | Within TOZ | Out Side TOZ |
| 1 | Knowledge Zone (KZ) & Residential Affordable Housing (RAH) | 18 | 22 | 0.9 |

(c) For all closed textile mills, wherein the variation is made under section 19 vide different notifications published on different dates, before 11.02.2013 (the date of publishing under section 13),the use and FSI shall be applicable as sanctioned in relevant notifications, in any cases either the development

permission has been granted or not.

3. When permissible uses- Dwelling-1,2&3 are allowed on Closed Textile Mill Zone (CZ) under KZ or RAH, certification shall be required from Gujarat Pollution Control Board.

4. In the land of closed textile mills, for the any development permission, any owners/ applicants intending to develop such land for any purpose shall contribute to the competent authority, land admeasure an aggregate of 40% the portion of plot/ building unit/ final plot for which development permission is sought.

## 20.2 Regulations for Knowledge Precinct

Local Area Plans, including measures for street development, parking management and pedestrianization, shall be prepared for this precinct.

## 20.3 Regulations for Gandhi Ashram: Comprehensive Area Improvement Scheme (GACAIS)

1. Conservation of Building having Historic, Architectural & Archaeological Significance.
   a. The buildings in this area owned by Trusts Related to Gandhi Ashram Activities (TRGA) area to be conserved retained and maintained in the original state.
   b. The buildings above, if proposed for renewal or reconstruction by new building, these shall be reviewed by the Competent Authority.
2. Slum Rehabilitation: The slums existing within this area needs to be rehabilitated on available government/ municipal/ trust land within this area in due course of time for which M.G.F. Trust and TRGA shall assist AMC.

Special Control Regulations

A) For area except in (B) shall be considered as Residential zone-1.

B) For building-units/ plot abutting Ashram Road from Wadaj Circle to Subhash Circle owned by Govt, TRGA and AMC within GACAIS following control

Regulations shall be applicable.

3. Only residential and institutional uses like educational,cultural,social health,etc public purposes, tourist support facilities like hotel restaurant sale shop/showroom for art gallery and handy craft, which shall be permitted.
4. Maximum permissible height shall be Omts.
5. The colour of exterior portion of the building shall be aesthetically match with the ambiance of Gandhi Ashram. Only white light sheds shall be permitted.
6. Every property in this area in the open space shall plant as many trees as prescribed by the Competent Authority and maintain the same.
7. Minimum margins shall be provided as per Regulation No. 12.2

## 20.4 Regulations for SPD-2- Science Park

Local Area Plan shall be prepared by the Competent Authority that shall identify permissible uses and regulate density.

## 20.5 Regulations for Sabarmati Riverfront Development

Regulations for the Sabarmati Riverfront Development Area, the Competent Authority on the recommendation of the Sabarmati Riverfront Development Corporation Ltd. (SRFDCL) will prepare special Regulations pertaining to ground coverage,margins, height of building, use of building etc. to regulate the development in the Sabarmati Riverfront Development Area. These Regulations prepared for the Sabarmati Riverfront Development Area will prevail over the General Development Regulations.

# Section D: Performance Regulations

# 21 BUILDINGS AND INFRASTRUCTURE

## 21.1 Architectural Elements

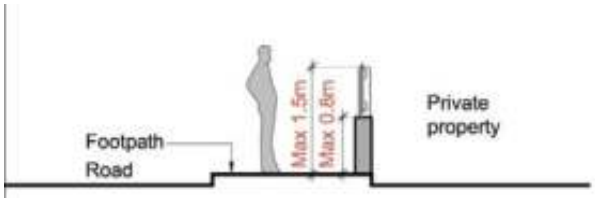
### 21.1.1 Boundary Wall/ Compound Wall

**For all Buildings other than Industrial:**

1. The height of a boundary wall towards the road-side shall not exceed 1.5mts from the crown of the adjacent road and 1.8mts 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 0.8mts from the level of the crown of the adjacent road for a length of 9mts. 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 3mts from the crown of the adjacent road.




### 21.1.2 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 Dwelling-1&2 shall be 6mts.
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 12mts, the opening in the boundary wall shall be located at a minimum distance of 15mts. from the corner of the

building-unit at the junction. If the length of the road side edge is less than 15mts, the opening in the boundary wall shall be provided at the farthest end from the junction.

### 21.1.3 Level of Building-unit

The level of the Building shall be established with respect to the average ground level or High flood level, as may be applicable. This level shall in no cases be lower than the crown level of the adjacent road. For Building-units with access from two or more roads, the level shall be considered from the wider road.

In the case of a building-unit where the level of the land 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.

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

### 21.1.4 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.

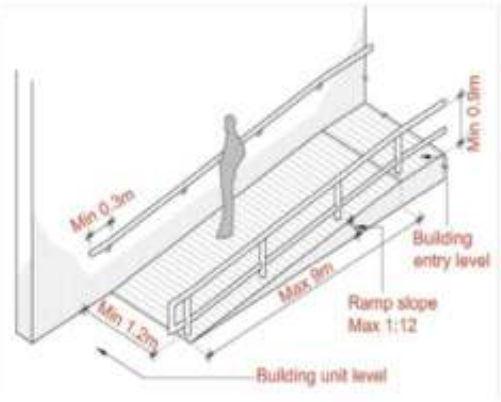
### 21.1.5 Access Path

1. Access path from the building-unit entry to the building entry or plinth shall have a minimum width of 1.8mts 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 dwelling-1&2):**

1. Minimum one entrance shall be provided that is accessible by people with disability and accompanied by appropriate signages as per Regulation 3.7.
2. Minimum width of this ramped access path shall be 1.2mts, 1.5mts and 1.8mts for the ramp length of 3.6mts, up to 9mts and more than 9.0mts 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 1.2mts and the maximum continuous length shall be 9mts. Such ramp shall have 800mm high hand rail on both sides extending

300mm beyond top and bottom of

the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.

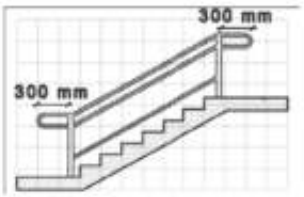
c. Entrance landing shall be providing adjacent to ramp with the minimum dimension 1.2mts x 1.5mts.

d. The surface shall adequately visually impaired by using colour and material guide brightness that is different from the surrounding floor material or by using 'guiding floor material' that emits different sounds.

e. Finishes shall have a non-slip surface with a texture traversable by a wheel chair.

f. Curbs, wherever provided, should blend to a common level.

5. For any additional stepped approach:



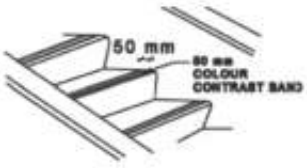

a. Minimum width shall be 1.35mts.

b. Size of tread shall not be less than 300mm. and maximum riser shall be 150mm.

c. The steps shall not have abrupt (square) nosing.

d. Maximum number of risers on a continuous flight without landing shall be limited to 12.

e. The stepped approach shall be provided with 800mm high hand rail on both sides. Hand rails shall extend 300mm on the top and bottom flight of the steps.




f. All steps edges shall have a contrasting colour band of 50mm width stretched entirely across the step

width. The edges should also be non-slippery.

### 21.1.6 Plinth

1. The plinth of the habitable area of any building shall be at a minimum height of 0.45mts from the established level of the building-unit.

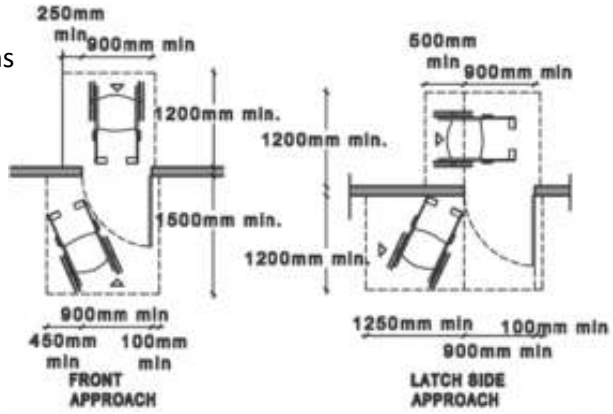
2. The building may be permitted on hollow plinth at the ground level with the following

provisions:

a. Has maximum height of 3.5mts from finished ground level to finished floor level and minimum height shall be 3.0mts from finished ground level to finished floor level and is free of enclosures except for staircase and other permitted uses under this Regulation.

### 21.1.7 Entrance

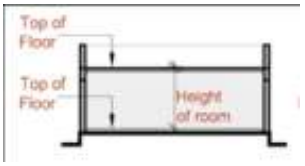
For all buildings other than Dwelling-1&2, entrance with following specifications the shall be provided:




1. Minimum clear opening of the entrance door shall 900mm and be
   shall not be provided with a step that obstructs the passage of a wheelchair user.
2. Level difference at threshold shall not exceed
   12mm.
3. Manual doors should incorporate kick plates 300mm high to withstand impact of wheelchair footrest where doors are glazed.
4. Door handle and locks should be positioned between 900-1000mm above floor and must enable the user to operate it with a single hand.

### 21.1.8 Minimum Clearance Height in Buildings

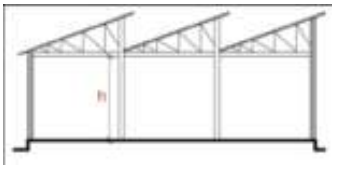
**1 For Dwelling Units or Commercial Buildings:**




a. All habitable spaces shall have minimum height of 2.9mts 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 2.1mts.



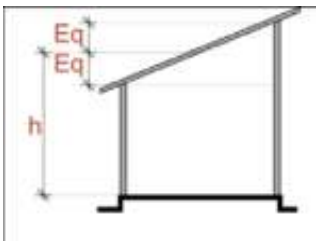

**2. For Industrial Uses,** all occupiable spaces shall have a minimum clearance height of 3.0mts.

**3. In case of folded roof, minimum clearance height** shall be

3.0mts (measured from the lowest point of the fold).

**4. In case of sloping roof,** minimum clearance height shall be

2.2mts (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.




**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 2.8mts.

**6. For Hollow Plinth:** Spaces of hollow plinth for the purpose of parking with maximum height of 3.5mts from finished ground level to finished first floor level and minimum height shall be 3.0mts from finished ground level to finished first floor level.

**7. For Basement:** Basement exclusively used for parking shall have minimum height of 2.8mts, and maximum height of 3.8mts, measured from finished basement floor level to finished upper floor level. In case of mechanical parking more height may permitted.

### 21.1.9 Mezzanine

Mezzanine floor shall have a minimum clear height of 2.1mts which may be allowed in a room at a minimum clear height of 2.1mts from the floor level if the area does not exceed 30% of the area of the enclosed space.

### 21.1.10 Loft

Loft of a maximum height of 1.2mts may be allowed in a room at a minimum clear height of 2.1mts from the floor level if the area does not exceed 30% of the area of the enclosed space.

### 21.1.11 Basement

1. Basement is allowed within a building-unit as per competent authority prevailing GDCR.

2. The area available after providing the required margins may be utilized for basement, if specified in the competent authority GDCR.

3. It may be provided at more levels, if specified in the competent authority GDCR.

4. Basement in a building shall have a minimum clear height of 2.8mts or if specified in the competent authority GDCR.

5. If basement is used for parking, vehicular ramps shall be provided as specified in the Performance Regulation 21.1.15

6. In cases where the permitted margin of the basement is lesser than the permitted margin of the super structure, no level difference shall be permitted in the marginal space of the building. Such marginal space shall be open to sky and motorable as per Fire Prevention and Life Safety Measures Regulation-2016 and amended from time to time, if specified in the competent authority GDCR.

7. During construction of basement, necessary shoring and strutting including sheet piling shall be required.

8. Provision for drainage or water supply shall not be permitted in the basement.

9. Material used for construction of basement shall be fire resistant. Wood or any other combustible material shall not be used as structural members of a basement.

10.No direct entry from the road shall be permitted to the basement. Access to the basement to be provided as per Fire Prevention and Life Safety Measures Regulation-2016 and amended from time to time.

### 21.1.12 Railings

1. A parapet/railing with a minimum height of 1.15mts from the finished floor level shall be provided to ensure safety at all accessible edges of a building such as roof edges, staircase, terrace, balcony, floor edges or any large openings and/ or fully glazed window.

2. Railing for staircase shall be as Fire Prevention and Life Safety Measures Regulation-2016 and amended from time to time.

3. The maximum dimension of the railing/parapet perforations shall not exceed 0.15mts..

4. In buildings meant for predominant use by children, it will be necessary to suitably alter the height of the fixtures.

5. Hand – rail for any level difference shall be provided with a pipe of minimum diameter of 40 mm. and as illustrated across.

### 21.1.13 Terrace

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

### 21.1.14 Staircases

Staircase in a building and its specifications shall be determined as mentioned in the table below. The minimum width of the flight shall be exclusive of parapet and floor-mounted railing.

**Table 21.1-1 staircase detail**

| | Use | Height of Building (mt) | Staircas | | |
|---|---|---|---|---|---|
| | | | Min. Flight Width | Min. Tread (mm) | Max. Riser (mm) |
| 1 | **Residential Use** | | | | |
| 1.a | Dwelling-1&2 | Three floor up to 12m | 1.0 | 250 | 200 |
| 1.b | Dwelling-1&2 | More than 12 up to | 1.5 | 250 | 200 |
| 1c. | Dwelling-1&2 | More than 25m | 2.0 | 300 | 160 |
| 1d. | Dwelling-3 | up to 12 | 1.2 | 250 | 180 |

| | | | | | |
|---|---|---|---|---|---|
| 1e. | Dwelling-3 | More than 12 up to | 1.5 | 250 | 180 |
| 1f. | Dwelling-3 | More than 25m | 2.0 | 300 | 160 |
| 2 | **Non Residential Use except industrial and assembly Use** | | | | |
| 2a | | Up to 25m | 1.5 | 300 | 160 |
| 2b. | | More than 25m | 2.0 | 300 | 160 |
| 3 | Assembly | For all heights | 2.0 | 300 | 160 |
| 4 | Industrial | For all heights | 1.5 | 300 | 160 |

Note: It shall be permitted to provide two staircases of width 1.5mts as an alternative of one staircase of 2.0mts, two staircases of width 1.2mts as an alternative of one staircase of 1.5mts within the travel distance as specified in table 4.1.14.1.c below.

1. **Staircase for Basement:**

   a. The staircase to the basement shall have the same width as the regular staircase leading to upper floors.

   b. Any staircase leading to the basement shall be as per Fire Prevention and Life Safety Measures Regulation-2016 and amended from time to time.

   c. A staircase shall be provided from the lowest level of the basement as a means of access or exit at a travel distance mentioned in the table below:

**Table 21.1-2 Travel distance based on building use**

| | **Building Use** | **Travel Distance (meters)** |
|---|---|---|
| 1. | Residential Use | 30 |
| 2. | Non residential Use, Mixed-Use | 25 |
| 3. | Hazardous Use | 20 |

2. **Staircase for all Buildings other than detached and semi-detached dwelling units:** Separate

   staircase shall be provided if the ground floor or any other floor in a residential building is used for non-residential purpose.

3. For all buildings, staircase shall be compliant with Fire Prevention and Life Safety Measures Regulation-2016 and amended from time to time.

### 21.1.15 Ramp

1. **Ramp for Vehicular Access**

   a. Minimum width and radius for a ramp for two-wheelers, cars and trucks, respectively are specified in the table below:

**Table 21.1-3 Minimum width of ramp and radius of inner curve based on type of vehicles**

| Vehicle | Minimum width of ramp | Minimum radius of inner curve |
|---|---|---|
| Two-wheeler | 2.0 | 2.0 |
| Car | 3.0 | 3.0 |
| Truck | 6.0 | 4.0 |

b. The maximum slope of ramp shall be 1:7.

c. A level platform of width equal to ramp width and length of minimum 4.5mts. shall be provided at end of the ramp at ground level and basement level.

d. A minimum clear height of 2.6mts shall be maintained at all points on the ramp.

e. For parking in basement/s, the number and width of ramp shall be provided as specified below and as per 21.1.15.1.a (as applicable):

**Table 21.1-4 Ramp details based on area of parking in basement**

| Area of Parking in Basement | Number of Ramps | Width of Ramp |
|---|---|---|
| ≤750 sq.mt | 1 | 3.0 mt |
| > 750 sq.mt | 1 | 6.0mts |
| | 2 | 3.25mts each |

2. **Ramp for Pedestrians:** For Buildings exceeding 4mts height with following uses: Institutional, Assembly, Public Institutional, Educational-2, Mercantile and Business; a pedestrian ramp shall be provided unless provision for a lift is made as per Regulation 21.12. The ramp shall be provided with the following specifications:

a. The minimum width of the ramp shall be 1.2mts, 1.5mts

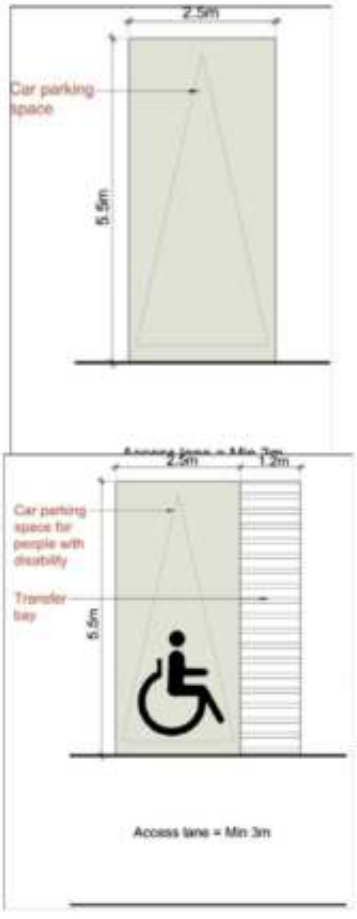
and 1.8mts for the ramp length of 3.6mts, up to 9mts and more than 9mts respectively.

b. A landing shall be provided of 1.5mts depth for every 9mts length of the ramp.

c. The slope of a ramp shall not exceed 1 in 12.

d. Surface of the ramp shall be slip-resistant and the edge of the ramp shall be protected with a minimum height of 100mm.

e. Handrails on the ramps shall be on both sides at two levels; at 700mm and 900mm, both ends shall



be rounded, grouted and extended 300mm beyond top and bottom of ramp.

f. Entrance landing shall be provided at the starting and ending level of the ramp with the minimum length equal to 1.8mts.

g. Ramps shall lead directly to outside open spaces at ground level or courtyards or other safe places.

## 21.2 Parking

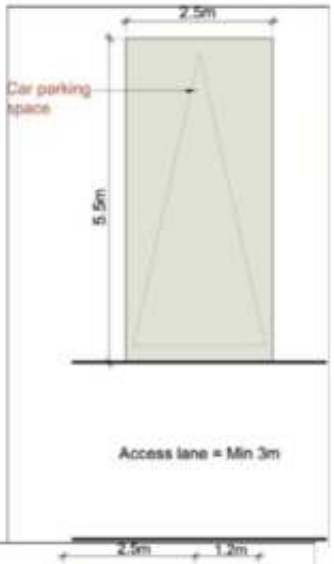
### 21.2.1 Parking to be provided

In any building, provision for parking shall be made as per requirements specified in the respective competent authority sanction GDCR or as per Schedule No.28.

1. Parking for people with disability shall be provided for all buildings and facilities other than dwelling -1&2 as per Performance Regulation 21.2.2(5).

### 21.2.2 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 2.5mts x 5.5mts.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 5.5mts.

4. A minimum clear height of 2.6mts 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 2.5mts.

b. have a 1.2mts side transfer bay. This can be

shared by two successive parking bays.

c. be located within 30mts from the main entrance of the building

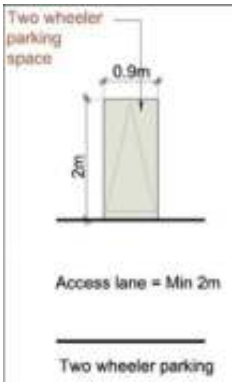
a. have appropriate signages indicating that the space is reserved for wheel chair that are conspicuously displayed as specified in Regulation 21.7

b. 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.

c. Minimum 50% of the parking reserved for visitors shall be provided at ground level.

### 21.2.3 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 0.90mts x 2.0mts.
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 2.0mts.
3. A minimum clear height of 2.6mts shall be maintained at all points in the parking space and access/exit lanes.

### 21.2.4 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 4.0mts. X 8.0mts.
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 6.0mts.

### 21.2.5 Specified Parking for loading and unloading

In case of building used for mercantile(commercial, Industrial and storage purpose, additional parking space of 5.0m.x10.0m. for loading and unloading activity shall be arranged at the rate of one such space for each 1000 sq.mt. of floor area or fraction thereof.

## 21.3 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.

## 21.4 Ventilation

### 21.4.1 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.

### 21.4.2 Ventilation of Basement

Every basement shall be ventilated adequately for its respective use. Vent Duct openings shall be permitted at Building-unit level in accordance with as Fire Prevention and Life Safety Measures Regulation-2016 and amended from time to time. 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.

### 21.4.3 Ventilation of Atrium

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

### 21.4.4 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.mt. for each unit of w.c or bathroom. Such opening shall open into an open to sky space with minimum dimension of 0.9mts X 0.9mts.

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.

### 21.4.5 Ventilation of Staircase for Dwelling-1&2:

1. **For ventilation by windows:** Every staircase shall be ventilated adequately from an open air space with a minimum area of 1sq.mt. The aggregate area of all windows provided shall be at least 1.2sq.mt at each stair landing or floor in the enclosing wall of the staircase which abuts on such 1sq.mt 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.

### 21.4.6 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.

### 21.4.7 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.

### 21.4.8 Change of ventilation system

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

## 21.5 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.

### 21.5.1 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 (72º F to 80º 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.

## 21.6 Water related Requirement

### 21.6.1 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 mt. in height shall be provided with a permanently fixed non-ferrous metal ladder to enable inspection by anti- malaria staff.

### 21.6.2 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 21.9.2.

## 21.7 Signage

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

**For all Buildings other than Dwellings-1&2:**

Signage 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 20mm 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 amongst primary colours.
4. International symbol mark for wheel chair as shown below be installed at the lift, toilet, staircase, parking areas etc., that have been provided for people with a disability.

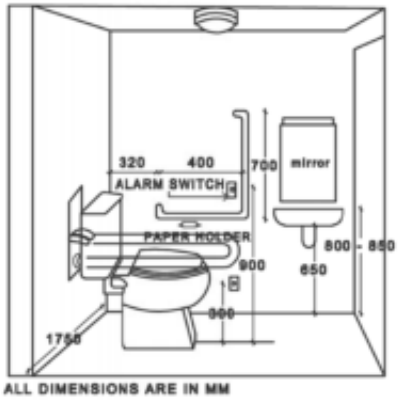
5. For educational, institutional and government buildings- information board in Braille shall be installed on a wall near the entrance at a suitable height. It should be possible to approach them closely. To ensure safe walking, there should not be any protruding sign which creates obstruction in walking.

## 21.8 Letter Box

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

## 21.9 Sanitation

Minimum sanitary accommodation shall be provided for all proposed buildings and additions and extensions to existing buildings.




### 21.9.1 For Residential Buildings

The minimum sanitary requirement for a residential dwelling unit shall be one water closet of minimum 0.9 sq.mt area.

### 21.9.2 For All Buildings other than Residential

1. Minimum one special water closet shall be provided for the use of persons with disability with provision of wash basin and drinking water at the ground level.

   a. Minimum size of toilet shall be 1 mt.
   X 1.75 mt

   b. Minimum width of door shall be 900mm with outward door swing.

   c. Suitable arrangement of vertical or horizontal hand rails with 50mm clearance from the wall shall be provided.

   d. W.C. seat shall be 500mm from the floor.

2. Water closets shall be provided for each gender with a minimum area of 0.9 sq.mt area.

The number of water closets shall be decided on the basis of the maximum number of building users of that gender at any time and as specified in the table below:

**Table 21.9-1 : Requirement of sanitation**

| Building Use | Rate for No. of Users | No. of Users | Min. No. of Urinals | Min. No. of Water Closets | Min. No. of Washbasins |
|---|---|---|---|---|---|
| Educational | 1 user per 1sq.mt per carpet area | | 5 or 1 per 50 male users or less,whichever is more | 2 or 1 per 200 users or less per gender, whichever is more | |
| Business | 1 user per | <20 | 1 may be provided | 1 WC per gender each | |

| | | | | | |
|---|---|---|---|---|---|
| | 4sq.mt per carpet area | 21-100 | 1 per 25 male users or less | 1 per 25 users or less per gender | |
| | | 101-500 | 1 per 50 male users or less | 1 per 50 users or less per gender | |
| | | >500 | | 1 per 100 users or less per gender | |
| Industrial, Storage | 1 user per 25sq.mt of carpet area | 1-100 | 1 per 100 male users or less | 1 per 25 users or less per gender | |
| | | >100 | 1 per 50 male users or less | 1 per 50 users or less per gender | 4 sq.mt of wash area |
| Special Buildings | 1 user per seat | | 2 per 75 users or less | 1 per 100 users or less per gender | 1 washbasin per 200 users or less |

3. Minimum 25% of such water closets and urinals shall be provided in common and accessible locations of the building.

4. These sanitation facilities shall be provided with signage indicating the use and the intended users' gender as per Performance Regulation no. 21.7.

### 21.9.3 For Special Buildings

The number of water closets shall be decided on the basis of the number of seats provided. Water closets shall be provided for each gender, apportioned suitably.

## 21.10 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.

### 21.10.1 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

12mts

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 2mts to avoid damage to the structure.

2. Dimensions and Specifications:

a. Septic tank shall have a minimum inner width of 75cms. 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 100mm. 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 50mm 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 2mts above the septic tank building when it is located closer than 15mts.

g. When the disposal of a septic tank effluent is to a seepage pit, the seepage pit may be ofsectional dimension of 90cms and not less than 100cms 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 7.5cms 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 90cms 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 to 100cms wide, excavated to a slight gradient and shall be provided with a layer of shed gravel or crushed stones 15 to 25cms 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 100mm. Each dispersion trench should not be longer than 30mts and trenches should not be placed closer than 1.8mts to each other.

The above mentioned Regulations shall be subject to modification form time to time as required by Gujarat Pollution Control Board/ Ahmedabad Municipal Corporation/ Competent Authority.

## 21.11 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.

## 21.12 Lifts and Elevators

### 21.12.1 For Buildings exceeding 4mts height with following uses: Institutional, Assembly, Public Institutional, Educational-2

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

### 21.12.2 For Buildings exceeding 13mts height

1. For buildings with height more than 13mts, lifts shall be required as per the following table:

| No. | Building Use | Height Building | Minimum no. of Lifts (whichever is more from column A and B) | |
|---|---|---|---|---|
| | | | A | B |

| | | | | |
|---|---|---|---|---|
| 1. | Dwelling | Above 13mts | Minimum 1, or | 1 Lift per Twenty dwelling units (excluding dwelling units on ground level and two upper floors or Hollow-plinth and two upper floors) |
| | | Above 21mts | Minimum 2, or | |
| 2. | Non-residential | Above 13mts | Minimum 1, or | 1 Lift per 1000sq.mt (excluding area on ground floor and two upper floors or Hollow-plinth and two upper floors) |
| | | Above 21mts | Minimum 2, or | |

2. For buildings with height above 21.0mts, one of the required lift shall be a fire lift, in conformity with Fire Prevention and Life Safety Measures Regulations - 2016.

### 21.12.3 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 900mm shall be provided. A clear landing area in front of the lift doors shall have minimum dimensions of 1.8mts x 1.8mts.

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

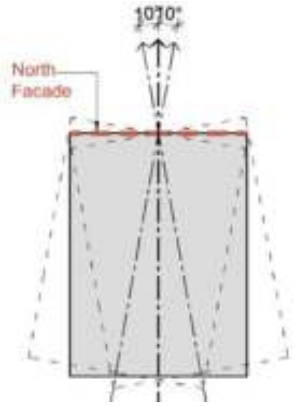
6. The duration of an automatic closing lift door shall be minimum 5 seconds with a maximum closing speed of 0.25 m/sec.

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.

**All lifts shall also meet fire prevention and safety requirements specified in Performance Regulation as well as Fire Prevention and Life Safety Measures Regulations – 2016, and amended from time to time applicable on the basis of height of the building.**

## 21.13 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 pro vision 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 as illustrated.

## 21.14 Display Structures

1. The size and location of permitted billboards along roads shall be permitted as prescribed respective competent authority GDCR

2. Every billboard shall be designed as per the requirements for structural safety as prescribed in Regulations 24.8.

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

## 21.15 Occupant Load

| Sl.No. | Type of Occupancy | Occupant Load per 100 sq m. of Plinth or Covered Area |
|---|---|---|
| 1 | Residential | 8.0 |
| 2 | Educational | 25.0 |
| 3 | Institutional | 6.60 |
| 4 | Assembly<br>with fixed or loose seats and dance floor<br>without seating facilities including dining | <br>166.6<br>66.6 |
| 5 | Mercantile<br>street floor and sales<br>basement upper sale | <br>33.3<br>16.6 |
| 6 | Business and industrial | 10.0 |
| 7 | Storage | 3.3 |
| 8 | Hazardous | 10.0 |

* The occupant load in dormitory portions of homes for the aged, orphanages or mental hospitals etc. where sleeping accommodation is provided shall be calculated at not less

than 13.3 persons per 100 sq.m.

** The plinth or covered area shall include, in addition to the main assembly room or space, any occupied connecting room or space in the same storey or in the storeys above or below where entrance is common to such rooms and space and the area available for use by the occupants of the assembly place. No deduction shall be made in the plinth/covered area for corridors, closets and other sub-divisions; that area shall include all space serving the particular assembly occupancy.

# 22 FIRE PREVENTION AND SAFETY

## 22.1 Requirement for Fire Safety Professionals in Buildings

### 22.1.1 Fire Protection Consultant on Record (FPCOR)

FPCOR shall be necessary in all buildings listed in Schedule 23 and shall be responsible for a development as per Procedure Regulations 4.5.5. The minimum qualifications for Fire Protection Consultant shall be as listed in Schedule 7. Suitable persons shall be registered with the Chief Fire Officer.

### 22.1.2 Fire Officer

The minimum qualifications for Fire Officer shall be as listed in Schedule 26. Suitable persons shall be registered with the Chief Fire Officer.

### 22.1.3 Fire Men

The minimum qualifications for Fire Men shall be as listed in Schedule 26. Suitable persons shall be registered with the Chief Fire Officer.

### 22.1.4 Applicability of Fire Safety Professionals

The applicability of the fire safety professionals for buildings is provided in the table below on the basis of the height, use and area of the proposed building as applicable:

**Table 22.1-1 Requirements of fire safety professional**

| No. | Building Use | Criteria | Fire Protection Consultant | Chief Fi Officer's Opinion | Fire Men | Fire Officer |
|---|---|---|---|---|---|---|
| 1 | All uses | Building Height > 45mts | Required | Required | Required | Required |
| 2 | Residential | Building Height up to 15mts | - | - | - | - |
| | | Building Height > 15mts | Required | - | - | - |
| | | Building Height > 25mts | Required | Required | Required | - |
| 3 | Mixed-Use or Business | Building Height >15mts | Required | Required | Required | - |
| 4 | Hospitality, Educational, Institutional, Mercantile | Building Height >12mts to 25mts | Required | Required | Required | - |
| | | Building Height > 25mts | Required | Required | Required | Required |
| 5 | Special Building, | Building Height > 12mts | Required | Required | Required | - |

| | | | | | | |
|---|---|---|---|---|---|---|
| | Storage Building, | Total Built Up Area up to 5,000 sq.mts | Required | Required | Required | - |
| | Wholesale market | Total Built Up Area > 5,000 sq.mts | Required | Required | Required | Required |
| 6 | Light Industrial, General Industrial | Total Built Up Area up to 500 sq.mts | Required | - | - | - |
| | | Total Built Up Area >500 sq.mts and up to 5000 sq.mts | Required | Required | - | - |
| | | Total Built Up Area >5,000 sq.mts and up to 10,000 sq.mts | Required | Required | Required | - |
| | | Total Built Up Area > 10,000 sq.mts | Required | Required | Required | Required |
| 7 | Hazardous, Special Industrial | Total Built Up Area up to 500 sq.mts | Required | Required | Required | - |
| | | Total Built Up Area > 500 sq.mts | Required | Required | Required | Required |
| 8 | Religious Building | Total Built Up Area > 2,000 sq.mts | Required | Required | Required | - |
| 9 | Fuelling Station | All Buildings | Required | Required | Required | - |
| 10 | Temporary use | - | - | Required | - | - |

## 22.2 Applicability of Fire Prevention Provisions

**22.2.1 As specified by the Fire Prevention and Safety Act, 1986, all buildings shall provide fire prevention and safety provisions as specified by the Fire Authority in the following regulations:**

| | | **Building Criteria** | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **N o** | **Fire Prevention Provision** | **Basement area > 200 sq. mt.** | **Ht < 15** | **15< Ht< 25** | **25<Ht< 45** | **Ht>45** | **Commercial/ Mi use** | **Industrial Building with large floor areas** | **Special Building; PublicInstitutional Building** |
| | | | **For all building uses (Building Height in meters)** | | | | | | |
| 1 | Marginal Open Space | √ | √ | √ | √ | √ | √ | √ | √ |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | (Reg.24.3) | | | | | | | | |
| 2 | Corridor/ Passage (Reg.24.4) | | √ | √ | √ | √ | √ | √ | √ |
| 3 | Exit Require (Reg.24.5.1) | | √ | √ | √ | √ | √ | √ | √ |
| 3a | Doorways (Reg.24.5.2) | | | | √ | √ | √ | √ | √ |
| 3b | Horizontal Exit (Reg.24.5.3) | | | | √ | √ | √ | | √ |
| 4 | Staircase (Reg.24.6.1) | √ | √ | √ | √ | √ | √ | √ | √ |
| 4a | Additional Staircase (Reg.24.6.2) | √ | √ | √ | √ | √ | √ | √ | √ |
| 4b | Fire Escape Staircase (Reg.24.6.5) | | | | | √ | | | √ |
| 5 | Ramp*** (Reg.24.7) | √ | | √ | √ | √ | | | √ |
| 6 | Lift (Reg.24.8.1) | | | √ | √ (24.8.2) | √ (24.8.2) | | | √ |
| 6a | Fire Lift (Reg.24.8.3) | | | | √ | √ | | | √ |
| 7 | Emergency Es Lighting (Reg.24.9.1) | | | | √ | √ | | | √ |
| 8 | Fire Exit Signages (Reg.24.9.2) | | | | √ | √ | √ | | √ |
| 9 | Fire Alarm System (Reg.24.10) | | | | √** (Non residential) | √** (Non residential) | | √** | √** |
| 10 | Smoke and Venting (Reg.24.11) | | | | √** (Hotel or Hospital) | √** (Hotel or Hospital) | | √ | √ |
| 11 | Electrical Services (Reg.24.12) | | √ | √ | √ | √ | √ | | √ |
| 12 | Electrical Substation** | | √ | √ | √ | √ | √ | √ | √ |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | (Reg.24.13) | | | | | | | | |
| 13 | Emergency P Supply (Reg.24.14) | | | | | √ | | | √ |
| 14 | Electric Supply & Installation | | | | √ | √ | | | √ |
| | | **Building Criteria** | | | | | | | |
| **No.** | **Fire Prever Provision** | **Basement Area >200 sq.mt** | **Ht < 15** | **15< Ht< 25** | **25<Ht< 45** | **Ht>45** | **Commercial/ Mi use** | **Industrial Building with large floor areas** | **Special Building; PublicInstitutional Building** |
| | | | **For all building uses** | | | | | | |
| | | | **(Building Height in meters)** | | | | | | |
| | (Reg.24.15) | | | | | | | | |
| 15 | Lightning Arrestor (Reg.24.16) | | | | √ | √ | | | |
| 16 | Service shafts (Reg.24.17) | | | | √ | √ | | | √ |
| 17 | Ventilation (Reg.24.18) | √ | √ | √ | √ | √ | √ | √ | √ |
| 18 | Air conditioning*** (Reg.24.19) | | | √ | √ | √ | √ | | √*** |
| 19 | Boiler and Boiler Room** (Reg.24.20) | | | | | | | √ | √ |
| 20 | Water Storage Tank (Reg.24.21) | | | | √ | √ | | | √ |
| 21 | Fire Fighting System (F.F.System) (Reg.24.22) | | | | | | | | |
| 21a | Portable Extinguishers (Reg.24.22.1) | √ | √ | √ | √ | √ | √ | √ | √ |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 21b | Automatic Sprinkler (Reg.24.22.2) | √ | | | | √ | √ | | √ |
| 21c | Hydrant/ Hose Reel/ Fire Service (Reg.24.22.3) | | | | √ | √ | | | √ |
| 21d | Ultra-high P F.F.System (Reg.24.22.4) | | | | | √ | | | |
| 21e | Other Automatic F.F. System (Reg.24.22.5) | | | | | √ | | | |
| 21f | Compartmentation (Reg.24.22.6) | | | | | √ | | | |
| 22 | Basement*** (Reg.24.23) | | | | √ | √ | √ | √ | √ |
| 23 | Refuge Area (Reg.24.24) | | | | √ | √ | | | |
| 24 | Skip Floor (Reg.24.25) | | | | | √ | | | |
| 25 | Control Room (Reg.24.26) | | | | | √ | | | |

** As applicable according to respective building use or height

*** Applicable if element is provided

## 22.3 Marginal Open Space

1. For all buildings except Dwelling-1&2, the marginal space adjacent to the building shall be open-to-sky and motorable with minimum load-bearing capacity as per table below:

**Table 22.3-1 Marginal open space**

| No. | Building Height (meters) | Minimum Load Bearing Capacity (tonnage |
|---|---|---|

| | | **per sq.mts)** |
|---|---|---|
| 1 | Less than 45mts | 40 |
| 2 | 45mts and above | 60 |

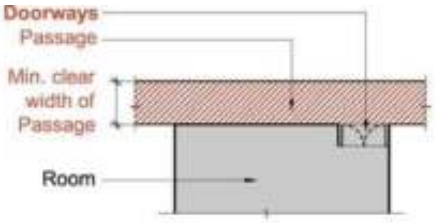
2. The entrance gates from the street shall not be less than 6mts in width.

## 22.4 Corridors and Passageway

1. **For all buildings except Dwelling-1:** The minimum clear width of corridors and passageway shall be as under:

| T**able 22.4-1 Corridors and passageway** | | |
|---|---|---|
| **Length of corridor (in mts.)** | **Width of corridor (meters)** | |
| | **Residential** | **Non-Residential** |
| Up to 6 | 1.0 | 1.2 |
| Up to 9 | 1.2 | 1.5 |
| Up to 15 | 1.2 | 2.0 |
| Above 15 and up to 24 | 1.5 | 2.5 |
| 24 and above | 2.0 | 3.0 |

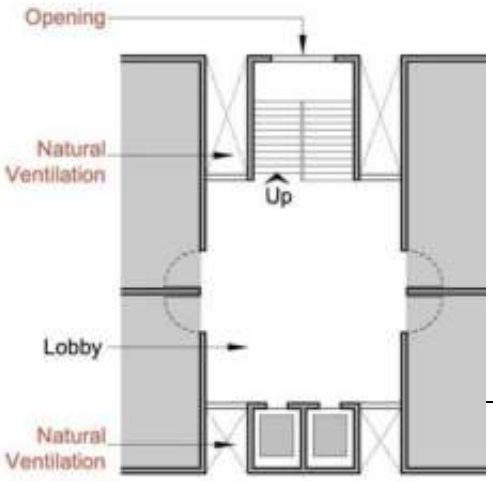
2. Corridor shall be clear of any obstructions. No projection in any form shall be allowed up to height of 2.1mts from floor level.
3. In case of any level difference in a corridor, a slope shall be provided with gradient not more than 1:12. In such case, guiding floor material shall be provided.




## 22.5 Exit Requirements

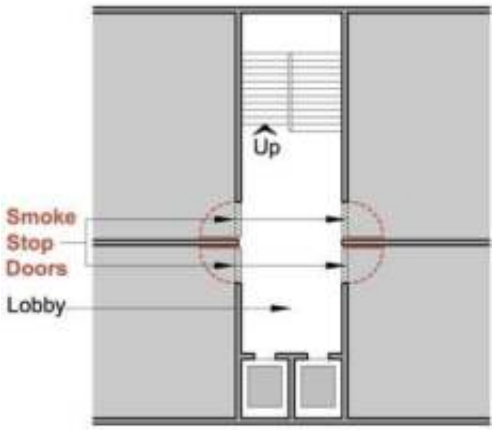
### 22.5.1 General Exit Requirements for all buildings:

1. An exit may be a doorway, corridor; passageway(s) to an internal staircase, or external staircase, or to a verandah or terrace(s), which have access to the street, or to



roof of a building or a refuge area. An exit may also include a horizontal exit leading to an adjoining building at the same level.

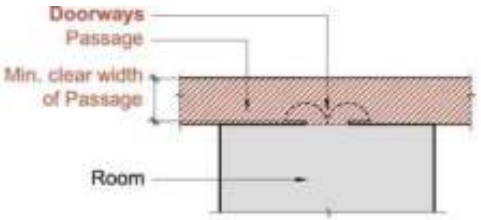
2. Lifts and escalators shall not normally be considered as exits.
3. For all occupiable buildings, every exit, exit access or exit discharge shall be continuously maintained free of all obstructions or impediments for full use in the case of fire or other emergency.




4. No building shall be so altered as to reduce the number, width or protection of less than that required.
5. Exits shall be arranged that they may be reached without passing through another occupied unit.
6. Fire doors with 2 hour fire resistance shall be provide at appropriate places along the escape route and particularly at the entrance to lift lobby and stairwell where a funnel or flue effect may be created, inducing an upward spread of fire and smoke.

**22.5.2** Doorways for Special Buildings and Buildings with height more than 25mts**:**

1. Every exit doorway shall open into a staircase compartmentalised from rest of building or a horizontal exit of a corridor or passageway providing continuous and protected means of egress.
2. No exit doorway shall be less than 1000 mm in width except assembly buildings where door width shall be not less than 2000 mm. All Doorways shall be not less than 2000 mm in height.
3. Exit doorways shall open outwards, that is, away from the room, but shall not obstruct the travel along any exit. No door, when opened, shall reduce the required width of stairway or landing to less than 900 mm. overhead or sliding doors shall not be installed.



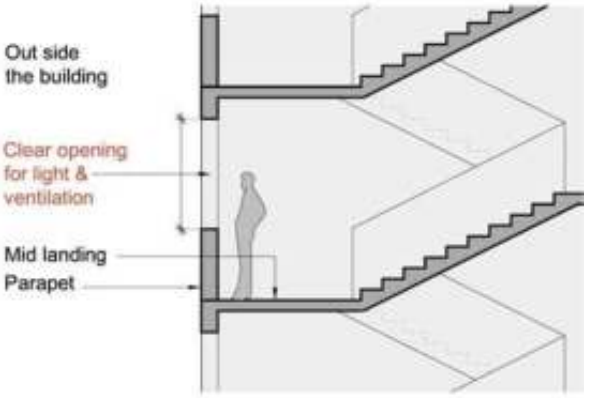

4. In the case of building where there is a central corridor, the doors of rooms shall open outward and flush to the wall to permit smooth flow of traffic in the corridor.
5. Exit door shall not open immediately upon a flight of stairs. A landing equal to at least the width of the door (not less than 900mm) shall be provided in the stairway at each doorway. The level of landing shall be the same as that of floor, which it serves. Manual door should incorporate kick plate 300 mm high to withstand impact of wheelchair footrest where doors are glazed. Door handle and locks should be positioned between 900-1000 mm from floor level.
6. Exit doorways shall be open able from the side, which they serve without the use of a key.(panic bar)
7. Mirrors shall not be placed in exit doors to avoid confusion regarding the direction of exit.

**22.5.3** Horizontal Exits for Special Buildings and Buildings with height more than 25mts:
Horizontal exit may be a doorway, a corridor, a passageway to an internal or external staircase or to an adjoining building or to a semi-open or open space.

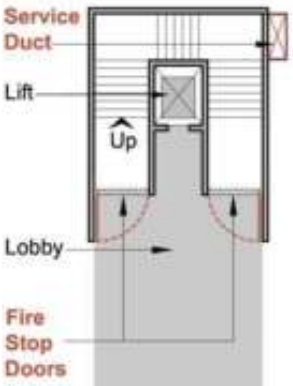
1. The width of horizontal exit shall be same as for the exit doorways
2. A horizontal exit shall be equipped with at least one fire door of minimum two –hour fire resistance or smoke-stop door of self closing type, as illustrated in Performance Regulation-22.5.2. Further, it should have direct connectivity to the fire escape staircase for evacuation.
3. Where there is a difference in level between connected areas for horizontal exits, ramps, not more than 1 to 10 gradient shall be provided; steps shall not be used.
4. Doors in horizontal exits shall be open-able at all times from both sides.
5. Access to ramps from any floor shall be through a smoke-stop door.

## 22.6 Staircase

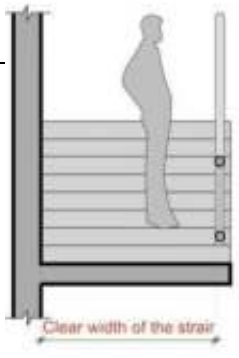
**22.6.1 General Staircase Requirements for all Buildings:**

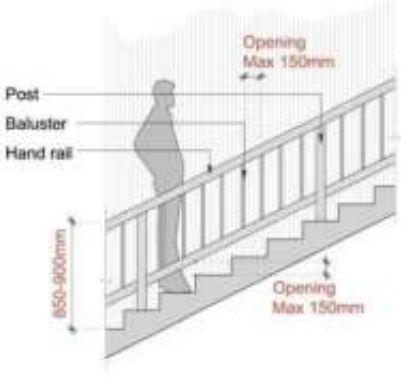



1. Staircase to abut an outer wall or be external part of the building with natural ventilation. All the space above the parapet wall shall be kept open for ventilation, but may be secured with grill.
2. All staircases shall be constructed of non-combustible materials throughout.




3. No winders shall be provided except in case of individual dwelling unit.
4. The treads shall be constructed and maintained to prevent slipping.
5. A staircase shall not be provided around a lift shaft unless provided with fire stop door of 1 hour rating at every floor level and no other openings in the inside wall as illustrated across.
6. No gas piping, electrical panels or AC ducts shall be allowed in the stairway. However service shafts/ ducts may be permitted. Electrical Shafts/ ducts shall have not less than 2hour fire resistance. For



other service shafts/ ducts, the fire resistance shall be not less than 1hour.

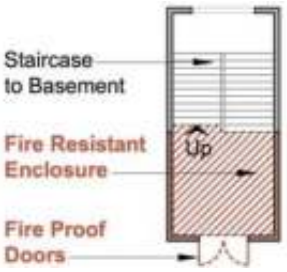
7. All steps, edges must have a contrasting colour band of 50mm width stretched entirely across the step width for uses other than residential use.
8. **Railing:** Continuous handrails shall be provided on both sides including the wall (if any) at two levels: upper at 850mm–900mm and lower at 700mm to be measured from the base of the middle of the treads to the top of handrails. Floor-mounted railing or parapet shall be provided in such a way that the minimum required width of staircase does not reduce. The maximum gap between balusters shall be 150 mm.
9. Soffit (underside/open area under the stairs) of the stairs and ramps should be enclosed or protected with rails or raised curbs or marked with a tactile surface.
10. Headroom: The minimum headroom in a passage under the landing of a staircase and the staircase shall be 2.1mts from finished floor level.
11. No living space, store or other fire risk shall open directly into the staircase.
12. External exit door of staircase enclosure at ground level shall open directly to the open spaces.
13. The main and external staircases shall be continuous from ground floor to the terrace level.
14. Lifts shall not open in staircase.
15. Beams/ columns and other building features shall not reduce the head room/ width of the staircase.
16. Individual floors shall be prominently indicated on the wall facing the staircases.

### 22.6.2 Additional Staircase:

An additional staircase shall be required based on travel distance from the farthest point to the staircase on any floor. The provision of an additional staircase shall be subject to the requirements of travel distance being complied with as specified below:

| No. | Building Use | Travel Distance (meters) |
|---|---|---|
| 1 | Residential Use | 30 |
| 2 | Uses other than Residential & Industrial | 25 |
| 3 | Industrial / High Hazard Use | 20 |

### 22.6.3 Staircase for Buildings with height more than 25mts and up to 45mts:




1. Staircase shall be provided within a stairwell with a fire safe doorway of fire rating of 2 hours on each floor.
2. A common staircase connecting all floors above ground level shall not continue to the basement. A separate staircase shall be required for access to the basement. Common staircase may continue to the basement, if such a staircase opens into an enclosure at basement level with a fire rating of 2 hours with fire safe doorway.

### 22.6.4 Staircase for Buildings with height more than 45mts:

1. The width of the staircase shall not be less than 2 meters.
2. If the staircase is in the centre of the building and is not naturally ventilated, then a fire escape staircase has to be installed on either sides of the building as per Regulation 24.6.5, with travel distance as per respective building use and specified in Regulation 22.6.2. For

   such staircase with inadequate natural 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.

3. For Buildings with height more than 45mts all staircases shall terminate at the ground floor level and the access to the basement shall be by a separate staircase.
4. Staircase shall be provided within a stairwell with a fire safe doorway of fire rating of 2 hours at every floor level.

### 22.6.5 Fire Escape Staircase:

External Fire Escape Staircase shall be provided for special buildings and buildings with height more than 45mts where the main staircase is located in the centre of the building and is without natural ventilation. Such fire escape staircase is to be installed on either sides of the building with travel distance as per respective building use and specified in Regulation 22.6.2. Such Fire Escape Staircases shall comply with the following:

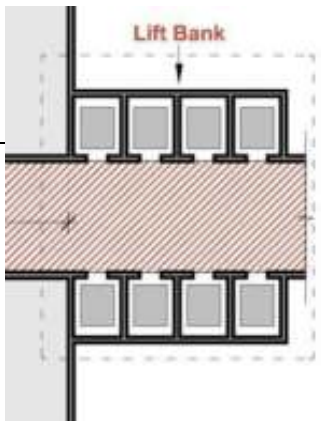
1. Fire Escape Staircase to abut an outer wall or be external part of the building with natural ventilation.
2. External stairs shall have straight flight not less than 1250mm wide with 250mm treads and risers not more than 190mm. The number of risers shall be limited to 15 per flight.
3. No external staircase, used as a fire escape, shall be inclined at an angle greater than 45º from the horizontal.
4. The external staircase shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.
5. The route to the external stairs shall be free of obstructions at all time.
6. All external stairs shall be directly connected to the ground.
7. Handrails shall be of height not less than 700mm and not exceeding 850mm–900mm. There shall be provisions of balusters with maximum gap of 150mm.

## 22.7 Ramp

Access to ramps from any floor shall be through a smoke-stop door.

## 22.8 Lift

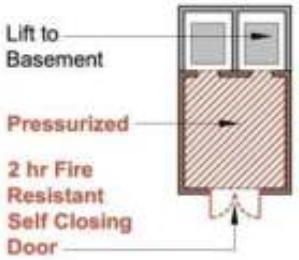
### 22.8.1 General Requirements of lift in buildings



1. Walls of lift shaft enclosures shall have a fire rating of 2hours; lift shafts shall have a vent at the top of area not less than 0.5mts x 0.5 mts.
2. Lift motor room shall be located preferably at the top of the shaft and separated from the shaft by the floor of that room.
3. Landing doors in lift enclosures shall have fire resistance of not less than 1 hour.
4. The number of lifts in one row for a lift bank shall not exceed 4 and the total number of lifts in the bank (of two rows) shall not exceed 8. A wall of 2 hour fire rating shall separate individual shafts in a bank. Minimum distance of 10mts shall

   be provided between two adjacent lift banks.
5. Lift car door shall have a fire resistance rating of half an hour. Lift car shall be ventilated from top.
6. Collapsible gates shall not be permitted for lifts. They shall have solid doors with fire resistance of at least 1h.
7. If the lift shaft and lobby is in the core of the building, a positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 50 Pa shall be maintained in the shaft. The mechanism for pressurization shall act automatically with the fire alarm; it shall be possible to operate this mechanically also.
8. Exit from the lift lobby, if located in the core of the building, shall be through a self- closing smoke stop door of half an hour fire resistance.
9. Grounding switch, at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lifts.
10. Suitable arrangements such as providing slope in the floor of lift lobby shall be made to prevent water used during fire fighting etc, from entering the lift shafts.
11. A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways.
12. Alternate source of power supply shall be provided for all the lifts through a manually operated changeover switch.
13. All lift shall be provided with ceiling hatch for rescue purpose.

**24.8.2 Lift for Buildings with height more than 25mts:** A lift connecting all floors above ground level shall not continue to basement. A separate lift shall be required for access to the basement. If, however, common lifts are in connecting with basement, the lift lobby of the basements shall be pressurized, with self-closing door.

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### 22.8.2 Fire Lift

Fire Lift is required in the case of emergency for the exclusive use firemen to enable fire personnel to reach the upper floors with the minimum delay.

1. **For Buildings with height more than 25mts**- one of the total required number of lifts as per Performance Regulation 23.12 shall be a dedicated Fire Lift.
2. **For Buildings with height more than 45mts**-
    i. all the required number of lifts as per Performance Regulation 23.12 shall be Fire Lifts with provision to ground in case of electrical failure and shall be installed with a panic button and a talk-back system.
    ii. The lift shall not be installed in the centre of the building and the lift shaft shall be ventilated from the top with smoke extractors. Unless, additionally, at least one fire lift shall be provided at the external edge of the building to be accessible externally by the fire-fighting staff.
3. One fire lift per 1000 sq.mts of floor area shall be provided and shall be available for the exclusive use of the firemen in an emergency.
4. In case of buildings with only two lifts, the second lift may be designated as a fire lift.
5. Fire lift shall terminate at the ground level.
6. It shall have loading capacity of not less than 545 KG (8 persons lift) with automatic closing doors of minimum 0.9m width.
7. The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden panelling or sheet steel construction shall be operated on 24 volt supply.
8. Fire lift should be provided with a ceiling hatch for use in case of emergency.
9. In case of failure of normal electric supply, it shall automatically change over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
10. The operation of fire lift should be by a simple toggle or two–button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift can be used by the occupants in normal times.
11. The words 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift landing door at each floor level.
12. The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute.
13. Telephone or other communication facilities shall be provided in lift cars. Communication system for lifts shall be connected to fire control room for the building.

## 22.9 Escape Lighting and Signages

### 22.9.1 Emergency Escape Lighting for Buildings with height more than 25mts and Special Buildings

1. The emergency escape lighting shall be provided to be put on within one second of the failure if the normal lighting supply and shall be of independent of main supply.
2. Such Lighting shall be on separate circuits and be independently connected so that these can be operated by one switch installation on the ground floor easily accessible to fire fighting staff as any time irrespective of the position of the individual control of the light points, if any. It should be a miniature circuit breaker type of switch to avoid replacement of fuse in case of any crisis.
3. Escape lighting luminaries should be sited to cover the following locations:
   a. At each exit door,
   b. Near each staircase,
   c. Near any other change of floor level,
   d. Outside each final exit and close to it,
   e. Near each fire alarm call point,
   f. Near fire fighting equipment and,
   g. To illuminate exit and safety signs as required by the enforcing authority.

   For the purpose of this clause 'near' is normally considered to be within 2mts measured horizontally.
4. Suitable arrangement shall be made by installing double throw switches to ensure that the lighting installed in the staircase and corridors does not get connected. Double throw switch shall be installed in the service room for terminating the stand-by supply.
5. Staircase and corridor lighting shall also be connected to an alternative source of supply which may be provided by battery that is continuously trickle charged from the electric mains.
6. Emergency lighting systems shall be designed to ensure that a fault or failure in any one luminaries does not further reduce the effectiveness of the system.
7. The luminaries shall be mounted as low as possible, but at least 2m above the floor level.
8. Sign are required at all exits, emergency exits and escape routes, which should comply with the graphic requirements of the relevant Indian standards.
9. Emergency lighting luminaries and their fitting shall be fire resistance type.
10. It is essential that the wiring and installation of the emergency lighting systems are of high quality so as to ensure their perfect serviceability at all times.
11. The emergency lighting system shall be capable of continuous operation for a minimum duration of 1 hour and 30 minutes even for smallest premises.
12. **Illumination of exit:** The floors of area covered for the means of exit shall be illuminated to values not less than 1 ft candle (10 lux) at floor level. In auditoriums, theatres, concert halls and such other places of assembly, the illumination of floor exit/ access may be reduced during period of performances to value not less than 1/5 ft candle (2 lux).
13. The emergency lighting system shall be well maintained by periodical inspections and tests so as to ensure their perfect serviceability at all times.

### 22.9.2 Fire Exit Signages for Commercial Buildings, Special Buildings and Buildings with height more than 25mts:

1. All exits, corridors and staircase shall have auto glow signs for people to escape in case of fires in darkness. Even the floors shall have guide marks guiding towards the staircase. The colour of the exit signs shall be green.
2. The exit sign with arrow indicating the way to the escape route shall be provided at a height of 1.8 m from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits.
3. All exit way marking signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments.
4. Further, all landings of floor shall have floor indicating the number of floor as per regulations. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of size not less than 0.5mts x 0.5mts.

## 22.10 Fire Alarm System

Fire Alarm System with smoke detection alarm system shall be provided for all non-residential building having height more than 25mts.

## 24.11 Smoke and Fire Venting

The provisions for smoke and fire venting for industrial buildings with large floor areas shall conform to regulations given in annex D, Part4-NBC second revision.

The provisions for smoke and fire venting shall be provided for special buildings and for hotel and hospital building more than 25mts height.

## 22.11 Electrical Services for all buildings

These shall conform to those given in C-1.12 Part 4 NBC Second revision and the IS; 1646-1999 and particular attention is drawn to the following:

1. The electric distribution cable/wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits.
2. Separate circuits for fire fighting pumps, lifts, staircases, corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labelled.

3. An independent and well-ventilated electrical service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 hours.
4. If service room is located at the first basement, it should have automatic fire extinguishing system
5. Suitable circuit breakers shall be provided at the appropriate points.
6. Electric supply for fire pump/fire lift should be provided separately and not get switched off along with the main supply of building.

## 22.12 Electrical Sub-station for all buildings

1. The sub-station shall have separate fire resisting walls/surroundings and shall necessarily be located at the periphery of the floor having separate access preferably from fire escape staircase. The outside walls, ceiling and floor including doors and windows to the substation area shall be of 2h fire rating.
2. A sub-station or a switch-station with oil- filled equipment must not be located in the building.
3. The Sub-Station area needs to be maintained at negative air pressure and area in substation shall not be used as storage/dump areas.
4. No transformer shall be allowed inside the building. When housed inside the building, the transformer shall be of premises by walls/doors/cut outs having fire resistance rating of 4h.

## 22.13 Emergency Power Supply for Buildings with height more than 45mts and Special Buildings

For every building having height more than 45mts, a stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurization fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply.

The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the main electrical pump. Where parallel HT/LT supply from a separate sub-station is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with Authority.

## 22.14 Electric Supply and Installation for Buildings with height more than 25mts and Special Buildings

1. Electric supply to the High pressure Fire pump, Fire Lift and Sprinkler pump shall be supplied parallel to the building supply and should not get cut-off if the supply to the building is switched off.
2. All the electric wiring used shall be of 900 volt grading and connected to each enclosure through a MCB for a particular load.
3. Electric cable/wires used shall be of 700 volt grading with Mechanical circuit breaker and earth Leak Circuit Breaker (MCB and ELCB).

## 22.15 Lightning Arrester for Buildings with height more than 25mts

The lightning protection for buildings shall be provided as given in Part 8-Building Services section 2 Electrical Installation NBC. Lightning arrestor shall be installed and properly earthed.

## 22.16 Service Ducts / Shafts for Buildings with height more than 25mts and Special Buildings

1. The Electrical ducts shall have not less than 2h fire resistance and for other services ducts, the fire resistance shall be not less than 1h. All such ducts shall be properly sealed and fire stopped at all floor levels.
2. A vent opening at the top of the service shaft shall be provided having between one – fourth and one- half of the area of the shaft.
3. Refuse chutes shall have opening at least 1m above roof level for venting purpose and they shall have an enclosure wall of non- combustible material with fire resistance of not less than 2 hours. They shall not be located within the staircase enclosure or service ducts, or air-conditioning ducts. Inspection panel and doors shall be tight fitting with 1 hour fire resistance; the chutes should be as far away as possible from exits.

## 22.17 Ventilation for all Buildings

1. All enclosures should have open able windows and vents to be opened in case of fire or smoke accumulation.
2. If the floor or the building is centrally air-conditioned, then a provision to stop the functioning of the air handling unit should be provided and it shall be blocked by a damper

   and the same air duct should act as smoke extractors with the extraction fan switching on automatically, if a fire or smoke is detected.

## 22.18 Air-conditioning

For Buildings providing central air-conditioning, the specifications shall be in compliance with the following:

1. Escape routes like staircases, common corridors, lift lobbies, etc, shall not be used as return air passage.
2. The ducting shall be constructed of substantial gauge metal as per IS: 655-1963- Specification for Metal Air Ducts.
3. Wherever the ducts pass through firewalls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment.
4. The materials used for insulating the duct system (inside or outside) shall be of noncombustible material. Glass wool shall not be wrapped or secured by any material of combustible nature.
5. The air-handling units and the respective air ducts may be separate for each floor and in no way inter-connected with the ducting of any other floor.
6. If the air-handling unit serves more than one floor, the conditions given below shall be complied in addition to the recommendations above.
   a. Proper arrangements be way of automatic fire dampers, working on fusible link/or smoke detector principle for isolating all ducting at every floor from the main riser, shall be made.
   b. When the automatic fire alarm operates, the respective air-handling Units of the airconditioning system shall automatically be switched off.
   c.Where plenum is used for return air passage, ceiling and its fixtures shall be of noncombustible material.

## 22.19 Boiler and Boiler-room

The boiler shall be installed in a fire resisting room of 4h fire resistance rating, and this room shall be situated on the periphery of the building.

1. Foam inlets shall be provided on the external walls of the building near the ground level to enable fire services or use foam in case of fire.
2. For Industrial Buildings, the Boiler rooms shall be in a separate room or protected by bund walls at ground floor only.

## 22.20 Water Storage Tank

1. For Building with height less than 45mts and building unit area above 750 sqmtrs. an under ground water tank of at least 50,000 litres capacity shall be provided which is accessible for fire fighting vehicles, and may be shared for building use. The covering slab shall be able to withstand the total vehicular load of 45 tons equally divided as a four point load when the slab forms a part of pathway/driveway.

2. For Building with height more than 45mts- an under ground water tank of at least 1,00,000 (one lakh) litres capacity, exclusive for fire-fighting and accessible for fire fighting vehicles.

   The covering slab shall be able to withstand the total vehicular load of 45 tons equally divided as a four point load when the slab forms a part of pathway/driveway.
3. Requirement of wet riser cum down-comer installation and capacity of fire pumps etc. shall be as per Table 23 part 4 NBC. Second revision. The requirements regarding size of mains/risers shall be as given in Table 24 part 4 NBC. Second revision. The wet risers shall be designed for zonal distribution ensuring that unduly high pressures are not developed in risers and hose pipes.

## 22.21 Fire Fighting System

### 22.21.1 Portable Fire Extinguishers

Various types of fire extinguishers suitable for different classes of fires shall be provided in buildings. One unit of 5 kg Dry Chemical Powder (DCP), one unit of 4.5 kg of $CO^2$ shall be provided for every 1000 sq.mts. of built-up area at each floor. This shall be required for residential buildings with height more than 15 mts and all non-residential buildings.

### 22.21.2 Automatic Sprinkler System

1. **For all non-residential buildings with height more than 15mts and up to 25mts without basement**, dry riser shall be provided with fire service inlet at ground level.
2. **For all non-residential buildings with height more than 15mts and up to 25mts with basement of area more than 200sq.mts**, automatic sprinkler system shall be required for the basement.
3. For basements with area more than 200 sq.mts for buildings of all heights, automatic sprinkler system shall be required.
4. **For buildings with height more than 45mts with parking in basement**- automatic sprinkler system is necessary.
   a. The entire building (each floor including the basement, ground and all higher floors) shall be sprinkled.
   b. One sprinkler head ( 57 degree Celsius for every 10 sq. meters, only A separate line for the sprinklers shall be installed and connected to the base of the terrace tank with a shut-off vale and a NRV.
   c.The sprinkler system shall be fed from the underground tank with a separate pump and a sprinkler system installed with a gong valve (TYCO or similar type) and an Electrical flow switch for automatic operation.
   d. Farthest end at each floor shall have a drain valve for the system to be tested.
   e. The pump supplying water to the sprinkler system shall be of 1,50,000 liters capacity. Riser or downcomer for the sprinkler shall have hydrant valves and a fire service inlet to the risers.

5. **For buildings with height more than 45mts with mixed-use- Residential buildings** are exempted from sprinklers on higher floors but must for basements and commercial floors.

### 22.21.3 Internal/Yard Hydrants, Hose Reels and Fire Service Inlet

1. At least two yard hydrant and one fire service inlet shall be provided. One hydrant outlet, one hose reel, one set of on/off switch for the fire pump and a set of extinguisher shall be placed inside the building for every 1000 sq.mt floor area.
2. The system shall be with a 150mm. internal dia. Riser with hydrant landing valves at each floor (Basement/ground/all higher floors). An air vent valve at the top most level. The riser shall be of 'C' class pipes and welded to fine finish and coated with anti-corrosive paint and coloured RED. All hydrant valves used shall be of SS. The hydrant pipe shall also be connected to the bottom of the terrace tank with a NRV and a stop valve.

### 22.21.4 Ultra High-Pressure Fire Fighting System

1. The wet, ultra high pressure system shall comprise of a ultra high pressure ( six plunger, 150 lpm@100 bar) pump working at not more than 1000 rpm connected to an electric motor of 1000 rpm. Only, feeding a 25mm. SS. Pipe of seamless construction and joints shall be argon welded.
2. Each floor (Basement/ ground/all higher floor) shall have a 16mm.dia.R-II hose with 40 lpm. Fog gun working at 100 bar pressure and be able to give a throw of 20 meters. There shall be a hose reel at each floor & shall be located at easily approachable place and shall be long enough to reach the extreme end of the floor.
3. The pump shall be fed by a 10,000 liters water tank containing clean drinking quality soft water. The high pressure pump along with the tank may be located at the ground / basement/terrace level there shall be appositive feed to the pump. The discharge line at the pump shall be fitted with a pressure regulator and a high pressure by-pass valve to make the system safe.
4. A quick release adaptor at the ground floor shall be installed where fire service vehicle can be connected to the high pressure system line.

### 22.21.5 Other Automatic Fire Extinguishing System

For requirements for other fire extinguishing systems like Automatic Medium/High Velocity Water Spray or emulsifying System, Fixed Foam Installations, Co2 Extinguishing Systems and systems using Halon Alternatives, reference shall be made to sections 5.1.8, 5.1.9, 5.1.10 and 5.3 of part 4 NBC second revision draft as required for special risk.

### 22.21.6 Compartmentation for Buildings with height more than 45mts

1. The building shall be suitably compartmentation so that fire/ smoke remains confined to the area where fire incident has occurred and does not spread to the remaining part of the building.
2. All floors shall be compartmented with area not exceeding 750 sq.mts by a separation wall with 2 h fire rating. For floors with sprinklers the area may be increased by 50 percent.
3. In long buildings, the fire separation walls shall be at distances not exceeding 40mts.

4. For departmental stores, shopping canters and basements, the area may be reduced to 500sq.mts for compartmentation. Where this is not possible, the spacing of the sprinklers shall be suitably reduced.
5. When reducing the spacing of sprinklers, care should be taken to prevent spray from one sprinkler, impending the performance of an adjacent sprinkler head.

## 22.22 Basement

These shall conform to those given in C- 1.6 Part 4 NBC second revision and particular attention is drawn to the following:

1. The basement shall not open in to the staircase or lift well directly. The basements shall be provided with natural ventilations and more than one basement shall have mechanical smoke extraction installed with a capacity of one air change every 10 minutes.
2. The staircase of basements shall be of enclosed type having fire resistance of not less than 2 hours and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such position that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building. It shall communicate with basement through a lobby provided with fire resisting self closing doors of one hour resistance as illustrated in Performance Regulation 24. If the travel distance exceeds the desired level, additional staircases shall be provided at proper places.
3. Mechanical Ducted Extractors for smoke venting shall be designed to permit 6 air changes per hour in case of fire or distress call. For normal operations, air changes schedule shall be as given in part 8 NBC building services, section 3.
4. Discharge apparatus of all natural draft smoke vents shall be so arranged as to be readily accessible for opening by fire service personnel.
5. Use of basement for kitchen shall not be permitted.

## 22.23 Refuge Area for Buildings with height more than 25 mts

Following provisions shall apply to refuge area in a building:

1. Refuge area shall be provided on the external walls/ periphery of the floor preferably on a cantilever projection up to 1.2mts, open to air at least on one side, protected with suitable railings and shall have direct access to fire ladder
2. Minimum area of 15sq.mts. on external wall with minimum width up to1.2 mts at every 18mts height ;for floor area up to 1000 sq.mts.

3. If floor area exceeds 1000sq.mts. another Refuge Area on another end of the floor shall be provided.
4. For floors above 25mts and up to 39mts- One refuge area on the floor immediately above 25mts shall be provided
5. For floors above 39mts- One refuge area on the floor immediately above 39mts and so on after every 15mts shall be provided.
6. Residential flats in multi-storeyed buildings with balcony, need not be provided with refuge area, however flats without balcony shall be provided with refuge area as given above.

## 22.24 Skip Floor for Buildings with height more than 45 mts

The building other than residential use shall have $10^{th}$ & $18^{th}$ floor as skip floors, where there shall be no enclosures allowed and can have some utilities installed but shall house a refuge room of area up to 30 sq. mts at every skip floor adjacent to the staircase.
The refuge room shall be of 2 hours fire resistance with 2 hours fire resistant self closing door, lighting, rest and drinking water facilities and the exterior wall of the room shall have door size glass opening for fire service ladders to approach.

## 22.25 Control Room for Buildings with height more than 45 mts

For building height having more than 45m and floor area 3000 sq.mt and more on each floor, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors.

1. Details of all floor plans along with the details of fire fighting equipment and installations shall be displayed in the fire control room.
2. The fire control room shall also have facilities to detect the fire on any floor through indicator board's connection; fire detection and alarm system on all floors.
3. The fire staff in charge of the fire control room shall be responsible for maintenance of the various services and the fire fighting equipment and installations in co-ordination with security, electrical and civil staff of the building.

## 22.26 Materials

### 22.26.1 Materials for Interior of Building

Only materials conforming to class 1 flame spread classification as per IS: 12777-1989 shall be used. Materials which are combustible in nature and may spread toxic fumes / gases shall not be used for interior furnishings etc.

### 22.26.2 Materials for External Glazing

Glass of façade for building shall be of 1 hour fire resistance.

## 22.27 Fire Prevention and Safety Provisions during Construction

Adequate fire prevention and safety measures as published in the National Building Code of India, Part VII – Construction Practices and Safety, shall be provided in all buildings during construction in a manner that the Fire Protection Consultant on Record deems necessary.

## 22.28 Fire Safety of Existing Buildings

1. The Owner/ developer/ occupants shall have the assessment of fire safety system 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 17.
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 may direct the owner/developer/occupant, whether the building could be occupied or not during the period of compliance.

## 22.29 Classification of Buildings for Fire Prevention and Safety Provisions

### 22.29.1 Classification of Buildings

The types of construction for industrial buildings according to fire resistance shall be classified in to four categories as per Table 1 given under 3.3.1 Part 4 NBC –second revision:

1. Type 1 construction- 1hr resistance
2. Type 2 construction- 2hr resistance
3. Type 3 construction- 3hr resistance 4. Type 4 construction- 4hr resistance

### 22.29.2 Fire Resistance Test

The Fire resistance test for structural elements shall be done in accordance with IS-3808:1979.

### 22.29.3 Steel Framed Construction

Load bearing steel beams and columns of buildings having total covered area of 500 $m^2$ and above shall be protected against failure/ collapse of structure in case of fire. This could be achieved by covering the exposed steel supporting members by suitable fire resistance rated materials like concrete, vermiculite(Hydrous silicate of Aluminium, Magnesium or Iron) etc as per IS-15103:2002.

# 23 SPECIAL BUILDINGS PERFORMANCE REGULATIONS

The following regulations shall be applicable for all Special Buildings in addition to the other performance regulations.

## 23.1 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 3/4 in case of cinema scope and other wide angles techniques and one half in case of 70mm presentations.
2. The elevation of the balcony seats shall be such that line of sight is not inclined more than $30^{o}$ 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.

## 23.2 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 mix development shall be permitted with the buildings having height more than 45mt.OR 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. Atleast one row of seating area shall be made accessible by ramps or elevators for disabled visitors.
5. Clear aisles not less than 1.2m 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 al these aisles do not directly meet the exit doors, cross- aisles shall be provided parallel to the line of seating so as 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 1000mm 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 1100mm high at the foot of steps.

7. Cross aisles except where the backs of seats on the front of the aisle project 600mm or more above the floor of the aisle shall be provided with railings not less than 900mm 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 palace 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 105cm high. Exits shall be provided for such waiting spaces on the basis of 1 person for each $0.3m^2$ 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 order 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 to 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 in (o) 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 1.4m2 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 be allowing 450 m per person.

18. The spacing of rows of seats from back shall neither be less than 850 mm nor less than 700mm plus the sum of the thickness of the back and the inclination of the back. There shall be a space of not than 350mm 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 theater 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 provide 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, open able 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 m2 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.

## 23.3 Institutional Buildings

These shall conform to those given in 6.3 Part 4 NBC second revision but shall conform to NBC amended from time to time 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 m2, 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 Staicase.

3. All required exits as per table in Performance Regulation 22.4 of corridor width.

4. 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.

## 23.4 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.

# 24 STRUCTURAL SAFETY

## 24.1 Applicability

The following structural and seismic safety regulations shall apply to all buildings.

## 24.2 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 17.
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 may also direct the owner/developer/occupant, whether the building could be occupied or not during the period of compliance.

## 24.3 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.

## 24.4 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.

## 24.5 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.

## 24.6 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.

## 24.7 Design for Structural and Seismic Safety

### 24.7.1 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 second revision, Part VI - Structural Design (Section – 1 Loads, Section – 2 Foundation, Section – 3 Wood, Section – 4 Masonry, Section – 5 Concrete and Section – 6 Steel), and as amended from time to time and,

2. The following Indian Standards:

**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”

**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.
8. 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.

**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. All Standards applicable as amended from time to time by competent authority

### 24.7.2 Structural Inspection Report

A Structural Inspection Report (SIR) shall be prepared for all buildings specified in Schedule 17 and submitted as specified in Form No. 15.

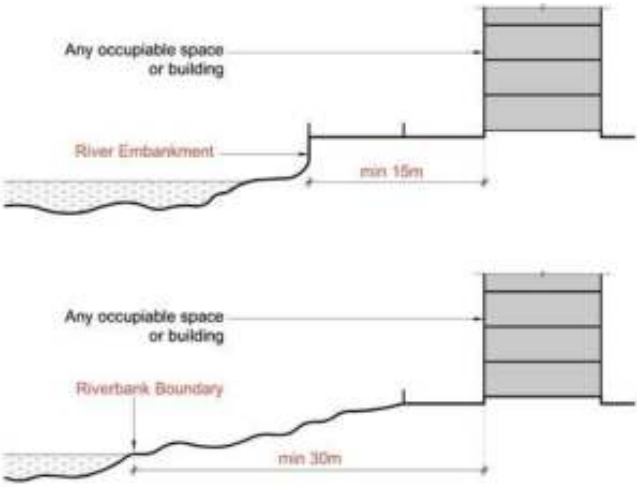
## 24.8 Structural Safety of Display Structures

Every display structure such as billboard shall be designed to ensure safety and be installed in compliance of National Building Code.

# 25 ENVIRONMENTAL MANAGEMENT

## 25.1 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 15mts 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 9mts 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.

## 25.2 Rain Water Management

### 25.2.1 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 0.6 meter above the street level.

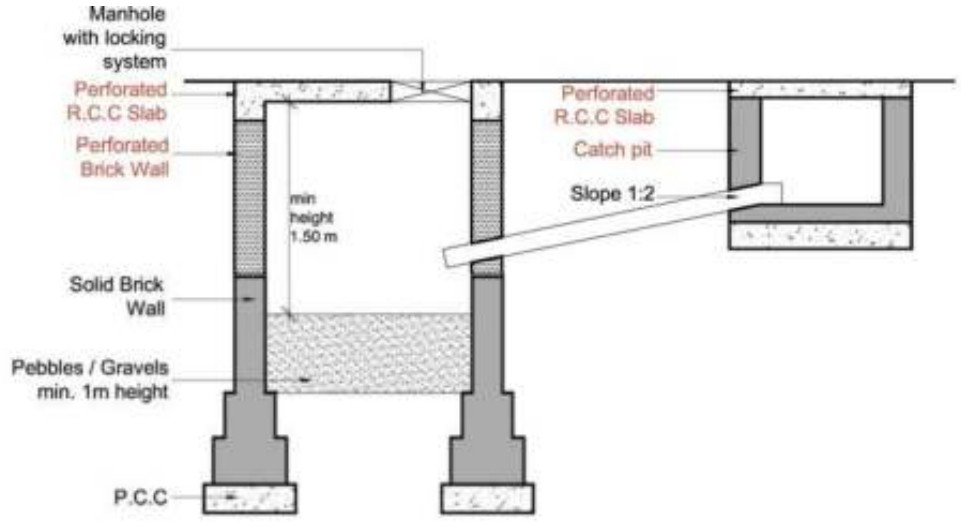
4. The manner of channeling rain water discharge from a building-unit to a public storm water drain, if available, shall be determined by the Competent Authority.

### 25.2.2 Rain Water Harvesting

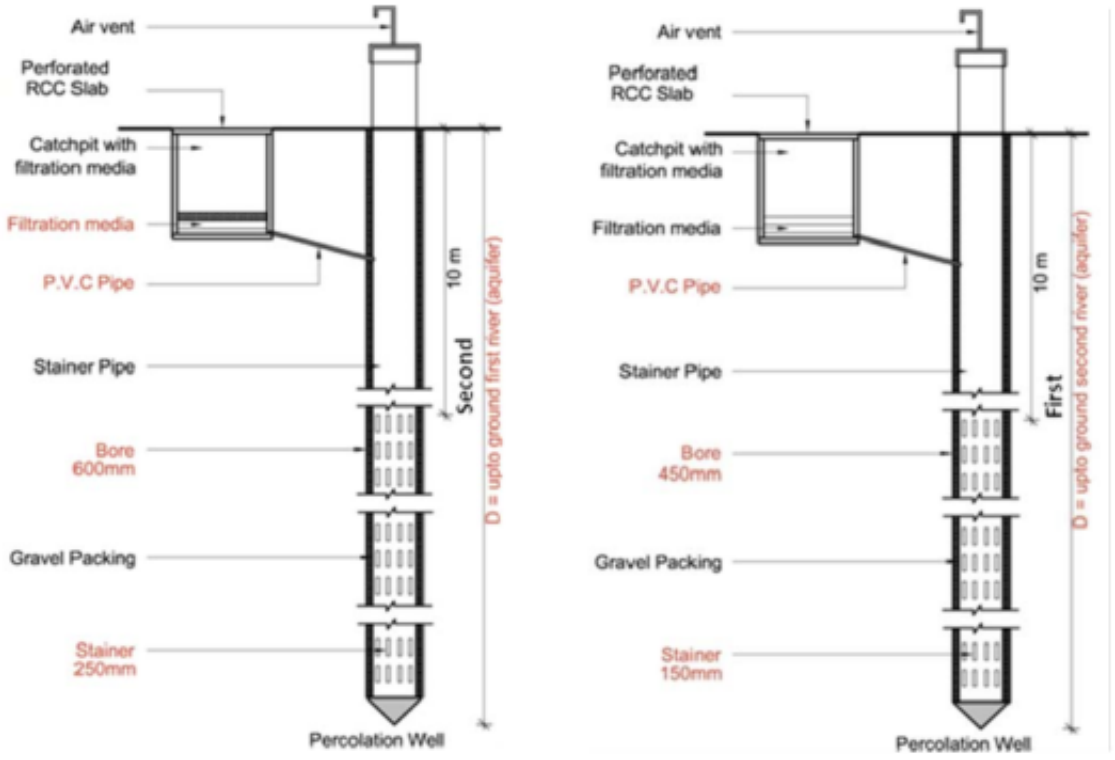
Rain water harvesting is mandatory for all buildings with ground coverage 80 sq.mt and above. The system of storm water drainage and storage in reservoirs and recharge should conform to one of the following specifications:

**a. For Buildings with ground coverage above 80 sq.mt and below 500sq.mt:**

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 as illustrated below:




**b. For Buildings with building-unit area above 500sq.mt and up to 1500 sq.mt:** Percolating Well with Rain Water Harvesting System shall be provided as illustrated below (up to ground first river):




**c. For Buildings with building-unit area above 1500 sq.mt and up to 4000 sq.mt:**

Percolating Well with Rain Water Harvesting System shall be provided for every 4000sq.mt as illustrated above (up to ground second river).

**d. For Buildings with building-unit area above 4000 sq.mt:**

One Percolating Well shall be provided as per Regulation 27.2.2(c) for every 4000sq.mt 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.

### 25.2.3 Rain Water Storage:

For all building-units with area more than 1000sq.mt, Rain water storage tank shall be mandatory with adequate storage capacity.

## 25.3 Solid Waste Management

All buildings shall provide facilities for solid waste management with segregation of dry and wet waste at source. Standards and specifications of facilities shall conform to the following requirements:

### 25.3.1 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 liters capacity per dwelling unit with a maximum size of bin of 80 liters. The numbers of bins shall be calculated on the basis of total no. of dwelling units/tenements.

### 25.3.2 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 liters capacity per 100sq.mt of floor area with a maximum size of bin of 80 liters.
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 tones. Such a container shall be placed along a paved area abutting the road of minimum dimensions of 6mt by 7.5mt. 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.

## 25.4 Grey water Recycling

### 25.4.1 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:

| No. | Building Use | Built-up Area |
|---|---|---|
| 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 | |

### 25.4.2 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 competent authority GDCR

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 that that of the potable water system. Precautions should be taken to prevent cross contamination.

### 25.4.3 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.

### 25.4.4 General Provisions

1. Mandatory disclosure: regarding changes: An occupier of premises shall inform the competent authority of any change in the quality, nature or quality 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.

### 25.4.5 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.

## 25.5 Tree Plantation

1. All buildings shall provide tree plantations conforming to the following:
2. Building unit having area of more than 100sq.mt shall be provided with minimum three trees for every 200sq.mt area or part thereof.
3. The Trees shall preferably be shade-giving and from the species listed in Schedule 24.
4. 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.

5. Trees shall be planted on site and guarded by the tree guards and shall be maintained Properly.
6. Trees shall be planted without causing obstruction to the easy movement of fire fighting vehicles in case of fire emergency.
7. 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.
8. Competent Authority may consult Forest and Environment Department for tree typology, plantation and maintenance, etc. if required.

## 25.6 Solar Water Heating System

All buildings in the following categories of buildings shall provide solar-assisted water heating system:

**Table 25.6-1: Building use & built-up area**

| No. | Building Use | Built-up Area |
|---|---|---|
| 1 | Bedded Hospitals and Nursing Homes | |
| 2 | Hospitality: Hotels, Lodges, Guest houses | More than 2,000 sq.mt |
| 3 | Hostels for Schools, Colleges, Training Centres | |
| 4 | Community Centre, Banquet Halls, and similar uses | |
| 5 | Residential – detached and semi-detached dwelling units | More than 200 sq.mt of individual |

### 25.6.1 Roof Top Solar Energy Installations and Generation

**Table 25.6-2: Norms for Roof Top Solar PV Installation and generation**

| S | Category of | Area standards | Generation |
|---|---|---|---|
| | **Residential** | | |
| 1 | Plotted Housing | Greater than 1000 Sq mt | Minimum 5% of connected load or 20W/sqft for *"available roof space"*** whichever is |
| 2 | Group Housing | All proposals, as per Group Housing Norms | Minimum 5% of connected load or 20W/sqft for *"available roof space"*, |

| S | Category of | Area standards | Generation |
|---|---|---|---|
| | All other buildings (Government or Private, defined as per clause 1.16 b to g)<br>(mandatory for buildings having shadow free rooftop area > 50 sqmt) | | |
| 3 | Educational<br>Institutional<br>Commercial<br>Industrial | Plot size of 1000 sqmt and above | Minimum 5% of connected load<br>or 20W/sqft for *"available roof space"*, whichever is less. |

* Area provisions on roof top shall be @12 sqmt per 1KWp, as suggested by Ministry of New and Renewable Energy.

** *"available rood area"* = 70% of the total roof size, considering 30% area reserved for residents' amenities.

## 25.7 Energy Efficient Buildings

Any owner or developer, construct an Energy Efficient Buildings and produce a certificate from GRIHA (Green Rating for Integrated Habitat Assessment) or any other Government recognised Institute, showing the rating for the building, According to that rating certificate, The Competent Authority shall offer some incentives in the rate of chargeable FSI for the energy efficient buildings (Green Building) as 5% discount in the total payable amount.

Owner shall have to apply prior to commencement of the project to GRIHA for the rating certificate and registration.

## 25.8 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:

**Table 25.8-1: Norms for Roof Top Solar PV Installation and generation**

| No. | Project or Activity | Area | Remark |
|---|---|---|---|
| 1 | Building and Construction projects | Having Built-up area 20,000 sq.mt or more and less than 1,50,000 sq.mt | Built-up area is for covered construction; in the case of facilities provided open-to- sky, then activity area |

| | | | |
|---|---|---|---|
| 2 | Townships and Area Development project. | Having area of building-unit 50Ha. or more OR Having built up area 1,50,000 | |

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 to 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.

# 26 POLLUTION CONTROL

## 26.1 Air Pollution

All buildings shall conform to provisions of Air Pollution Control Act, 1981 and to the provisions of Gujarat Smoke Nuisance Act, 1963.

## 26.2 Water Pollution

All buildings shall conform to provisions of Water (Prevention and Control of Pollution) Act,1974.

## 26.3 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.

## 26.4 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.

# 27 MAINTENANCE AND UPGRTION

## 27.1 Maintenance of Buildings

### 27.1.1 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 9mts.

### 27.1.2 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 17. 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.

## 27.2 Maintenance of Lifts and Escalators

### 27.2.1 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.

### 27.2.2 Maintenance Protocol

1. Maintenance protocol for lifts and escalators shall be as per following Indian Standards amended frome time to time.:
   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.

## 27.3 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.

### 27.3.1 Periodic Inspection and Maintenance Certificate

For all buildings with height more than 13mts, 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.

# 28 CONFORMITY TO OTHER ACTS AND REGULATIONS

## 28.1 Minimum Clearances from Trunk Infrastructure

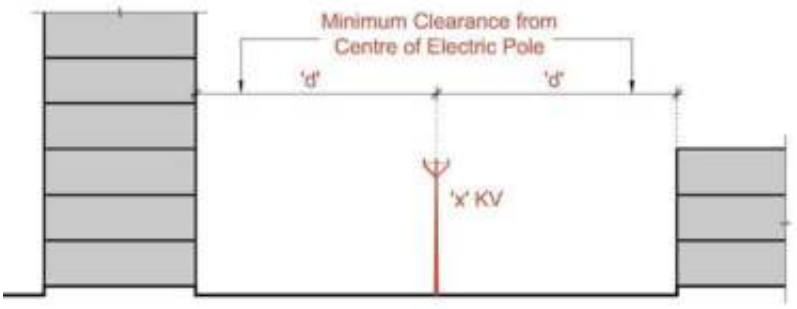
The margins from the Building-unit boundary are as sanctioned GDCR of competent authority. Following clearances are to be observed, as applicable.

### 28.1.1 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 and illustrated below:

Table 28.1-1: minimum clearances from Electric lines

| No. | KV of Electrical | Minimum Clearance from Centre of Electrical Grid Line |
|---|---|---|
| 1 | 220 | 17.5mts |
| 2 | 132 | 13.5mts |
| 3 | 110 | 11.0mts |
| 4 | 66 | 9.0mts |
| 5 | 33 | 7.5mts |
| 6 | 22 | 3mts |
| 7 | 11 | 2.5mts |




### 28.1.2 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.

### 28.1.3 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.

### 28.1.4 Minimum Clearances from Water Body

Minimum clearance shall be provided as per Performance Regulation 25.1

## 28.2 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.

### 28.2.1 NOC from Airport Authority

For Building-units within Airport Funnel Area and Critical Area ,construction for Building regulated as per NOC shall be required from the Airport Authority.

### 28.2.2 NOC from Railway

For Building-unit within 30mts vicinity of Railway Boundary, NOC to be provided from the Railway Authorities and as amended from time to time.

### 28.2.3 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.

### 28.2.4 NOC from Jail Authority

For Building-units within 300mts vicinity of any Jail, an NOC shall be required from the Jail Authority.

### 28.2.5 NOC from ISRO

Development in the vicinity of ISRO shall be regulated and controlled in accordance with provisions of ISRO.

### 28.2.6 NOC from ASI

Development in the vicinity of protected monuments shall be regulated and controlled in accordance with provisions of Archaeological Survey of India.

### 28.2.7 NOC from Defence Establishment

Development in the vicinity of defence establishments, shall be subject to N.O.C from Station Commander. Explosives Rules 1983 under Indian Explosives Act 1884.

### 28.2.8 Environmental Clearance

Notification of Requirement of Environmental Clearance of Projects, 1994 (MOEF), Environment Protection Act 1986 and Environment Protection Rules 1986.

### 28.2.9 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:

i) The N.O.C. from the competent authority under the U.L.C. Act, 1976

ii) An affidavit and indemnity bond in the prescribed form under the U.L.C. Act, 1976.

## 28.3 Conformity to other Acts

**28.3.1 Factories Act 1948 and Factories Rules under the Govt. of Gujarat**

**28.3.2 Gas Cylinders Rules 1981**

**28.3.3 Explosives Rules 1983 under Indian Explosives Act 1884**

**28.3.4 Manufacture, Storage and Import of Hazardous Chemicals Rules 1989**

# 29 Quality Control and Inspection.

## 29.1 Applicability

The Quality Control and Inspection shall apply to all Residential buildings, which are more than 16.50 Meter height and all non-residential building as well as all type of building falling in seismic Zone IV & V.

## 29.2 Inspection and Safety Certificate:

1. The Owner/ developer/ occupants and registered appointed Person on Record shall have to certify the inspection and safety report as per schedule No.29.

# Section E: Definitions

# 30 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. All mandatory general development control regulations regarding the contents not covered under these regulations for various purposes and categories of buildings including modification therein made from time to time shall be applicable mutatis mutandis in the general development control regulations under this clause. All amendments/modifications made in the aforesaid regulations shall automatically stand deemed to have been included as part of these regulations.

The terms and expressions not defined in these regulations shall have the same meanings as in any relevant Act 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.

## 30.1 Act

Means the Gujarat Town Planning and Urban Development Act, 1976 (President Act No. 27of 1976) or Local Acts or the Gujarat Industrial Development Act-1962 (GIDC Act-1962)or GDA Act-1957 as stated in the context with their amendment from time to time.

## 30.2 TP Act/GTPUD Act

Means the Gujarat Town Planning and Urban Development Act 1976 (President Act No. 27of 1976).

## 30.3 Local Act

Means the Gujarat Nagarpalika Act, 1963 or the Gujarat Panchayats Act, 1993 or the Gujarat Provincial Municipal Corporations Act, 1949 as stated in the context.

## 30.4 GDA Act

Means the Gandhidham (Development and Control on Erection of Buildings) Act 1957

## 30.5 GIDC Act

Means the Gujarat Industrial Development Act, 1962 (Guj. XXIII of 1962)

## 30.6 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.

## 30.7 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.

## 30.8 Air Conditioning

Means the process of treating air, so as to control simultaneously its temperature, humidity and quality to meet the requirements of conditioned space.

## 30.9 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, services and conveniences.

## 30.10 Amusement Park

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

## 30.11 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.

## 30.12 Application

An application made in such form as may be prescribed by the Authority from time to time .

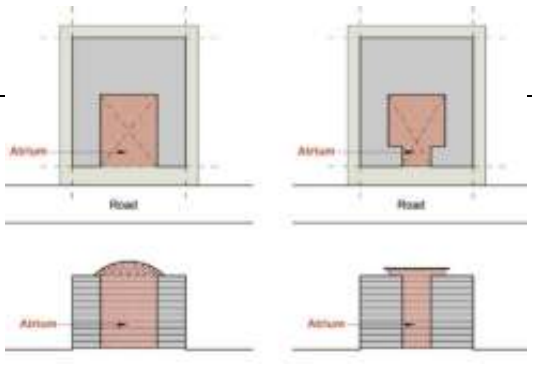
## 30.13 Approved

As approved/sanctioned by the Appropriate Authority under these ComprehensiveGeneral Development Control Regulation..

## 30.14 Appropriate Authority

Appropriate Authority in relation to a development area, means an area development authority or an urban development authority, as the case may be.

## 30.15 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.

### 30.16 Authorized Officer

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

### 30.17 Auto Repair Workshop

Means a small establishment where repairs and servicing of automobiles are carried on.

### 30.18 Auxiliary Power Back-up

Means a system to provide backup power resources in a crisis or when regular supply fails such as diesel generator (d.g.set), electric generator.

### 30.19 Balcony

A horizontal projection, cantilevered or otherwise including a parapet" handrail, balustrade, to serve as a passage or sit out place

### 30.20 Barsati

A habitable room/rooms on the roof of the building with or without toilet /kitchen.

### 30.21 Boiler

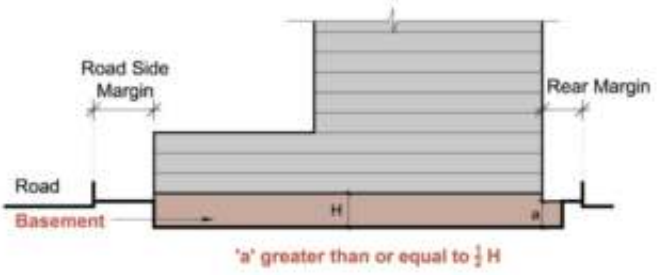
Means electrically operated or fuel fired boilers/systems to heat water coming out from solar water heating system to meet continuous requirement of hot water.

### 30.22 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.

### 30.23 Basement or Cellar

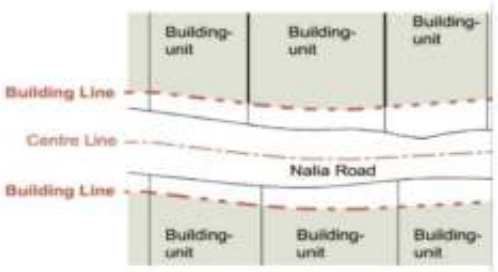
Means the lower storey of a building having at least half of the clear floor height of the basement or cellar below average ground level.




### 30.24 Bed and Breakfast

Means a small lodging establishment that offers overnight accommodation and breakfast, but usually does not offer other meals. These are also often self-catering, and offered in private homes.

### 30.25 Botanical Garden

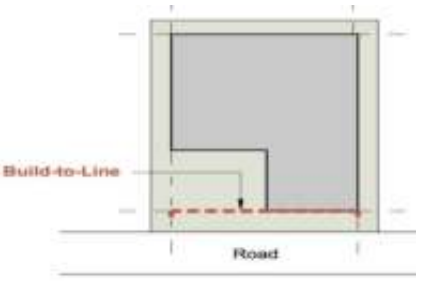


Means a garden or an open land often with greenhouses for the culture, study, and exhibition of special plants.

## 30.26 Building

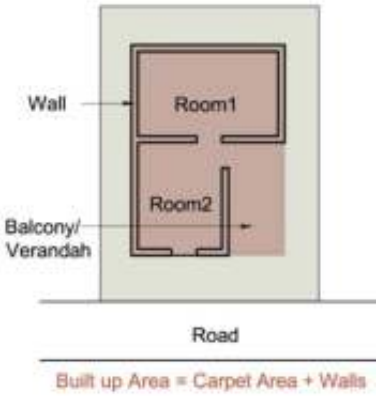
A Building means all types of permanent building, but structure of temporary nature like tents, hutment as well as shamianas erected for temporary purposes or ceremonial occasions with the permission of competent authority, shall not be considered to be "buildings".

## 30.27 Building Line



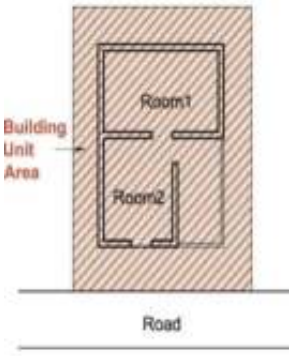

Means the control line up to which the plinth of a building adjoining an existing, proposed or extended street may lawfully extend and includes the lines prescribed, if any, in any TP Schemes and/or Development Plan/any Statutory plan time being in force. The building line may change from time- to- time as decided by the authority.

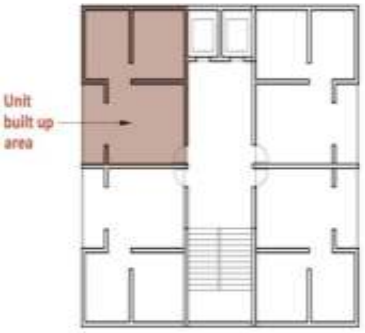
## 30.28 Build-to- line




Means a line with which the exterior wall of a building in a development is required to coincide. Some percent of the road side façade area of the ground or more floors in buildings with more than one floor, may extend to the road-side property line so that the building visually reinforces the building façade line of the street.

## 30.29 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 any Competent Authority, the Building-unit shall mean and refer to the land excluding the portion falling in alignment.

## 30.30 Building-unit Area

Means the area of the building-unit or plot

## 30.31 Building-unit Level

Refer Ground Level

### 30.32 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.

### 30.33 Unit Built-up Area

Means the areas covered by a unit on within a building including the cantilevered portions, if any, but except the areas specifically excluded under these Comprehensive GDCR.

### 30.34 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.

### 30.35 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".

### 30.36 Building Envelope

The horizontal spatial limits up to which a building may be permitted to be constructed on a plot

### 30.37 Call Center

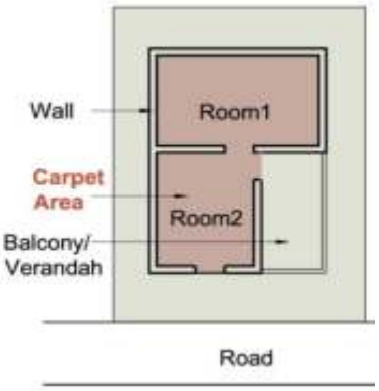
Means an office set up to handle a large volume of telephone calls, esp. for taking orders and providing customer service.

### 30.38 Camping Ground

An area used for setting up a camp possibly having facilities to set up tents.

### 30.39 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.




### 30.40 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.

## 30.41 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 except as provided in regulation in 11 and 12 and outer chowk having one unclosed side.

## 30.42 Cinema

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

## 30.43 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.

## 30.44 Club

Means a commercial establishment where people (usually members) voluntarily meet on a regular basis for a mutual purpose other than educational, religious, charitable, or financial pursuits and are entitled to use the premises and property in exchange for the payment of entrance fees and subscriptions to the proprietor as well as any additional rights and privileges provided in their contractual agreement.

## 30.45 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.

## 30.46 College

An educational institution or establishment, in particular the one providing higher education or specialized professional or vocational training.

## 30.47 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.

## 30.48 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.

### 30.49 Committee

Means a committee consisting of Directors of the Corporation as resolved for this purpose from time to time by the Corporation under clause (g) of Section 14 of the GIDC Act.

### 30.50 Corporation

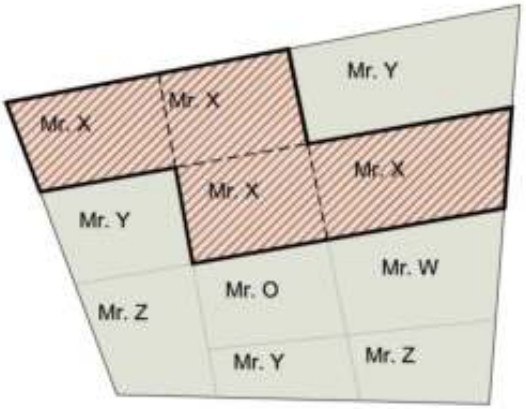
Means the Gujarat Industrial Development Corporation established under Section 3 of the GIDC Act.

### 30.51 Competent Authority

Means any Chief Executive Authority (CEA) for _____ /, Municipal Commissioner for _____ Municipal Corporation , Chief Officer for _____ ,Chief officer _____ Nagarpalika and Talati _____ Gram Panchayat,_____,Industrial Development 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.

### 30.52 Contiguous Holding

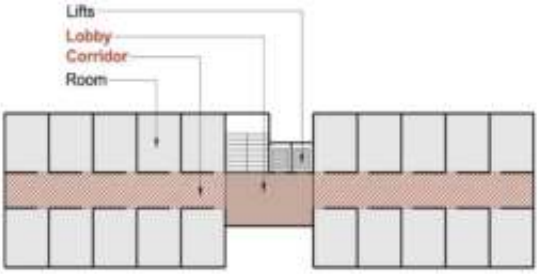
Means a contiguous piece of land under one ownership irrespective of separate property register cards /record of rights.




### 30.53 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.

### 30.54 Corridor




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

### 30.55 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 neighborhood.

## 30.56 Courtyard

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

## 30.57 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.

## 30.58 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.

e. Wheelchair

Means chair used by people with a disability for mobility.

## 30.59 Discharge or Discharge of Waste

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

## 30.60 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.

## 30.61 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.

## 30.62 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.

## 30.63 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.

## 30.64 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.mt with a minimum side of 2.4 Mts. and a W.C.

## 30.65 Emergency Lighting

Means lighting provided for use when the supply to the normal lighting fails.

## 30.66 Emergency Lighting System

Means the entire lighting system provided for use when the supply to the normal lighting fails including the standby power source.

## 30.67 Enclosed Staircase

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

## 30.68 Escalator

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

## 30.69 Escape Route

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

## 30.70 Escape Lighting

Means lighting provided to ensure that the escape route is illuminated at all material times when users are on the premise, or at times when the main lighting is not available.

## 30.71 Exhibition Hall

Means a large hall for holding exhibitions.

## 30.72 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.

## 30.73 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 at 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.

## 30.74 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.

## 30.75 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.

## 30.76 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 4000sq.mt.

## 30.77 Fire Protection and Life Safety

All definitions mentioned under these title are mutatis and mutandis with the Fire Prevention and Life Safety Measurement Act-2013, Rules-2014 and Regulations-2016 made their under and amended from time to time.

1. Automatic Sprinkler System
   means an arrangement of pipes and sprinklers, automatically operated by heat and discharging water on fire, simultaneously an audible alarm.
2. Combustible Material
   means that material which when burnt adds heat to a fire when tested for combustibility in a accordance with the IS : 3808-1966 Method of Test for Combustibility of Building Material, National Building Code.
3. Down Comer
   means an arrangement of fire fighting with in a building by means of down comer pipe connected to terrace tank through terrace pump, gate valve and non-return valve and having mains not less than 100 mm internal diameter with landing valve on each floor handling. It is also fitted with inlet connections at ground level for charging with water by pumping service appliances and air release valve at roof level.
4. Dry Riser
   means an arrangement of fire fighting with in a building by means of down comer pipe connected to terrace tank through terrace pump, gate valve and non-return valve and having mains not less than 100 mm internal diameter with landing valve on each floor handling. It is also fitted with inlet connections at ground level for charging with water by pumping service appliances and air release valve at roof level.
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 door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.
8. Fire Pump (also Fire Booster Pump)
   means a machine, driven by external power for transmitting energy to fluids

by coupling the pump to a suitable engine or motor, which may have varying outputs/capacity but shall be capable of having a pressure of 3.2 kg/cm2 at the topmost level of multi- story or high rise building.

9. Fire Resistance

means the time during which a fire resistant material i.e. material having a certain degree of fire resistance, fulfilsits function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with TS: 3809-1966 Fire Resistance Test of Structure.

- 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 time that a material or construction will withstand the standard fire exposure as determined by fire test done in accordance with the standard methods of fire tests of material/structures.

11. Fire Separation

means the distance in meter measured from any other building on the site or from another site, or from the opposite side of a street or other public space to the building.

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 service pumps in accordance with the recommendation of the Chief Fire Officer.

Fire Stairs

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 resisting doors.

13. Fire Stop

means a fire resistance material or construction having a fire resistance rating of not less than the separating elements and installed in concealed spaces or between structural elements of a building to prevent the spread of public propagation of fire and smoke through walls, horizontal or vertical piping through cable ducts, celling and the like gas as per laid down criteria and having fire resistance capacity of at least 2 hours.

14. 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.

15. Pressurization

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

16. Smoke-Stop Door

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

17. Venting Fire

    means the process of including heat and smoke to level a building as quickly as possible by such paths that lateral spread of fire and heat is checked, firefighting operations are facilitated and minimum fire damage is caused.

18. Wet Riser

    an arrangement for firefighting within the building by means of vertical rising mains not less than 100 mm nominal diameter with landing valve on each floor /landing for firefighting purposes, and permanently charged with water from a pressurized supply.

## 30.78 Fitness Center

Means a health club (also known as a fitness club, fitness center, and commonly referred to as a gym) is a place which houses exercise equipment for the purpose of physical exercise.

## 30.79 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.

## 30.80 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.

## 30.81 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.

$$\text{Floor Space Index} = \frac{\text{Total built-up area of all floors}}{\text{Area of the Building-unit}}$$

1. Permissible FSI

   Means the basic FSI permitted by the Competent Authority as a matter of

right.

2. Base FSI

   Means the base FSI permitted in a Base Zone by the Competent Authority as a matter of right.

3. Chargeable FSI

   Means the FSI available by payment.

4. Maximum Permissible FSI

   Means the maximum permissible FSI which includes permissible FSI and Chargeable FSI.

5. Utilised Chargeable FSI

   Means the amount of FSI used that is paid for and purchased by the applicant.

6. Total Utilised FSI

   Means the total Utilized FSI

Notwithstanding anything in these regulations relating to the for FSI, for buildings to be constructed under the GIDC Act, FSI shall mean the following:-

The ratio of the combined gross built up area or floor area of all stories including basement for parking, basement for other uses, the area of all walls as well as mazzenine floor of a building on plot, building unit or premises to the total area of plot, building unit or premises, excluding the area of internal roads and common plots, Provided that the following shall not be counted computation of Floor Space Index.

i. Space under a building constructed on stilts and specifically used as parking space.

ii. Any area used for parking open to sky.

iii. Ramps leading to any area exclusively used for parking.

iv. Chowks open to sky.

v. Area covered by otta, steps limited to height of 1.5 mt. only and ramps, chowkdies/ kundies, fountains, secptic tank, manholes, water tank, swine -frame. swimming pool, underground tank, over -head tank, well, boring, tubeweel, reservoir and purification plant open to sky.

vi. W. C., bath room. servant quarters, motor garage, storage shedss, or sheds, Or sheds as permitted in the rear margin area of ground floor construction only. constructed in the rear marginal distance up to the length of 50% of the width of plot of ground floor constrution with maximum height of 3.6 meters and maximum total built-up area of 25 sq. mt.

vii. Architectural projection to the extent of 0.6 mt.

viii. Elevated water tanks and space less than 2.0 metrs, below elevated water tank

ix. Stair -cabin, ramp -cabin, lift cabin with machine room constructed on terrace to the extent minimum necessary.

x. Open sheds of parking constructed in margins may not be considered as construction and hence shall be exempted from FSI & built-up calculations.

## 30.82 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.

## 30.83 Foundation

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

## 30.84 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. In case of roads of equal width the front shall be decided by the competent authority.

## 30.85 Fueling Station

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

## 30.86 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 declaration of Draft Development Plan of Competent authority. 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 provision of Land Revenue Code.

## 30.87 Garage-Private

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

## 30.88 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.

## 30.89 Garden

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

## 30.90 Garden Restaurant

Means a commercial establishment, especially in outdoors in a lush green space or a dedicated garden, where meals are prepared and served to customers and sometimes recreational facilities.

## 30.91 Golf Course

Means a large tract of land laid out for golf with a series of 9 or 18 holes each including tee, fairway, and putting green and often one or more natural or artificial hazards.

## 30.92 Grey Water

Means involving non-potable water from sinks, tubs, showers and washing.

## 30.93 Ground Coverage

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

## 30.94 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.

## 30.95 Guest House

Means a commercial establishment, typically larger than 'bed and breakfast' accommodation, offering facilities like lodging and meals.

## 30.96 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.

## 30.97 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.

## 30.98 Hazardous Building or Industry

Means a building or place or part thereof used for-

(i) 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.

(ii) storage, handling, manufacture or processing of, which involves highly corrosive, toxic obnoxious alkalis, acids, or a 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.

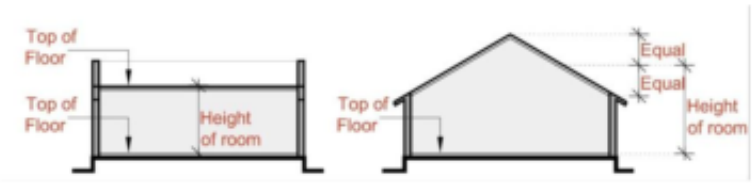
## 30.99 Hazardous Material

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.

## 30.100 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 and unless otherwise specified these Comprehensive GDCR. . The height of the sloping roof shall be taken as an average height of the relevant floor.

## 30.101 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.

## 30.102 High-rise / Low-rise building (For buildings constructed in the jurisdiction of GIDC Act)

- High-rise building means a building having height more than 15 mt above the plot level in case the building is proposed on stilts and more than 13 mt in case, the building is proposed on solid plinth provided that the height of the plinth should not be less than 0.45 mt. High rise building shall not be permitted under these conditions. In case of building for industrial purpose height of more than 13 meters may be permitted if required for industrial purpose and approved by Factory Inspector.

- Low rise building means a building having height not more than 15 mt. Above the plot level in case the building is proposed on stills and not more than 13 mt. In case the building is proposed on solid plinth provided that the height of the plinth should not be less than 0.45 mt.

  (a) Balcony projection may be permitted up to maximum 12 mt. width only within 3 meters or more wide margins.

  (b) Balcony may be permitted on ground floor provided margins to be left area 3 meters or more.

## 30.103 Hollow Plinth

Refer Plinth

## 30.104 Hospital

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

## 30.105 Hostel

An establishment that provides inexpensive food and lodging for a specific group of people, such as students, working women.

### 30.106 Hotel

Means a premise with rooms and accessory facilities for lodging people offered in return for payment with or without maids. It may include accessory facilities like laundry cafeteria, restaurant, swimming pool, banquet hall, convention hall, etc.

### 30.107 Laboratory

Means the agency permitted to test the samples of industrial wastes or waste.

### 30.108 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.

### 30.109 Light Industries

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

### 30.110 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.

### 30.111 Local Area Plan

Means a plan prepared for a specific area or a zone by the competent authority. The Local Area Plan (LAP) may identify measures for plot utilization, fire protection, accessibility, street design, pedestrianisation, transportation network, infrastructure,

parking management, green network including parks and open spaces, etc. The regulations identified in the Local Area Plan shall prevail over the base zone regulations.

### 30.112 Local Authority

Means the municipal corporation/ nagarpalika/ nagarpanchayat/ grampanchayat/Industrial Development Corporation or the urban/area development authority as the case may be.

### 30.113 Loft

Loft shall mean an intermediate non-habitable slab between two floors with a maximum clear height of 1.2mts at a height of 2.1mts 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.

### 30.114 LPG Delivery Centre

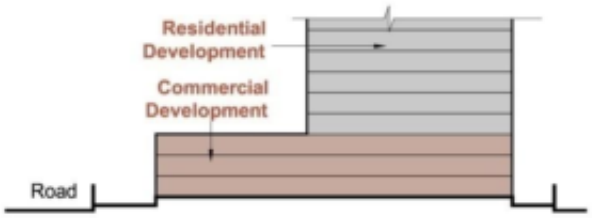
Means a premise used for retail outlet booking, storage and delivery of gas cylinders to customers.

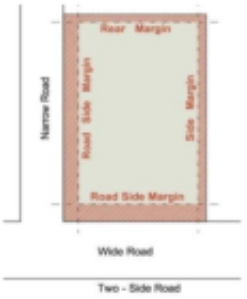
## 30.115 Margin

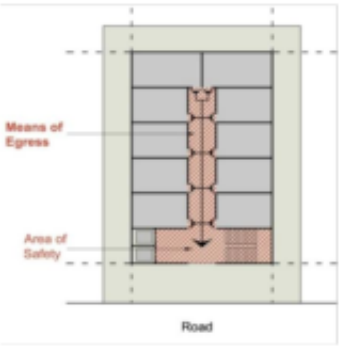
Means the space adjacent to boundary of Building-unit, buildings, or common plot that should be kept fully open-to-sky. No built-up area shall be permitted in marginal space except specifically permitted under these Regulations.

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

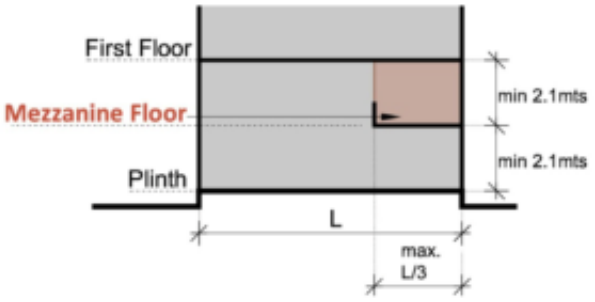
Means the space provided from the rear edge of the Building-unit.

## 30.116 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.

## 30.117 Mezzanine Floor

Means an intermediate floor between two floors overhanging or overlooking a floor beneath with a minimum clear height of 2.1 mt at the mezzanine level and the floor below. Its Area shall be counted in F.S.I




## 30.118 Mixed-Use Building

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

## 30.119 Motel

Means an establishment that provides short-term and long-term lodging usually located with good access to the state and national road network.

### 30.120 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 sanctioned GDCR of competent authority

### 30.121 Museum

A building in which objects of historical, scientific, artistic, or cultural interest are stored and exhibited.

### 30.122 Natural Hazard

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

### 30.123 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.

### 30.124 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.

### 30.125 New Building

Means such building of above said categories for which construction plans have been submitted to competent authority for clearance.

### 30.126 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.

### 30.127 Non-potable water

Means the use of water for non-domestic consumption like car washing, toilet flushing, gardening, construction purposes, landscaping, irrigation uses is for bidden by virtue of powers vested with government.

## 30.128 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.

## 30.129 Occupant Load

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

## 30.130 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 pooja-room.

## 30.131 Occupier

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

## 30.132 Open Space

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

## 30.133 Overlay Zone

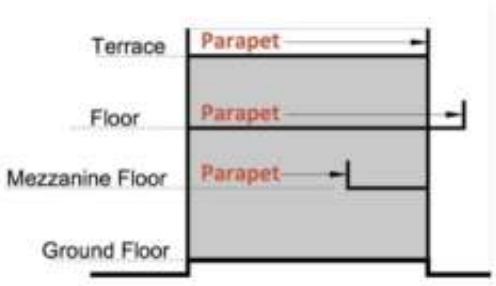
Means an additional zone defined with different set of development regulations over an established/existing base zone to regulate development in such a zone to achieve a specific set of goals defined in the Development Plan.

## 30.134 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.

## 30.135 Parapet

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



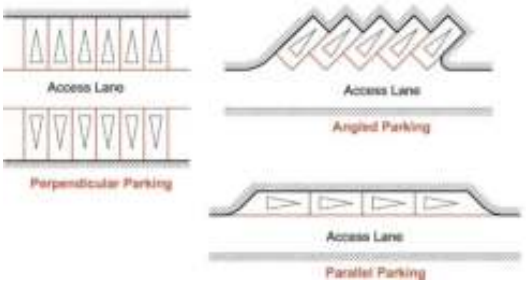

## 30.136 Park

Means a piece of ground in or near a city or town

kept for recreation for the general public.

### 30.137 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.




### 30.138 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.

### 30.139 Person

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

### 30.140 Permission

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

### 30.141 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.

### 30.142 Planetarium

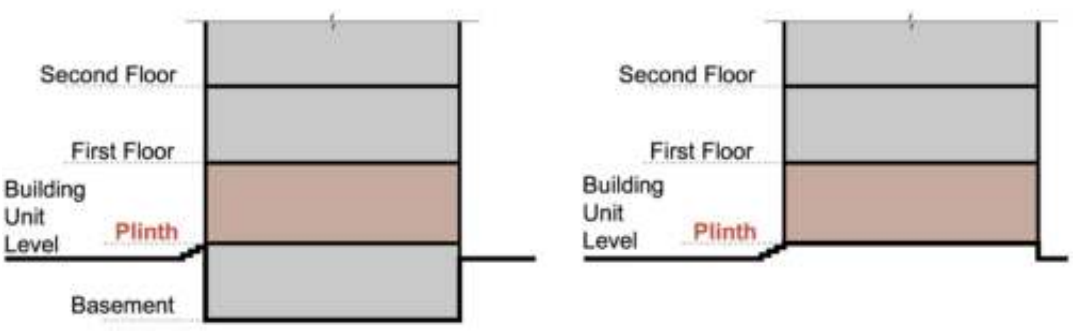
Means a domed building in which images of stars, planets, and constellations are projected for public entertainment or education.

### 30.143 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.

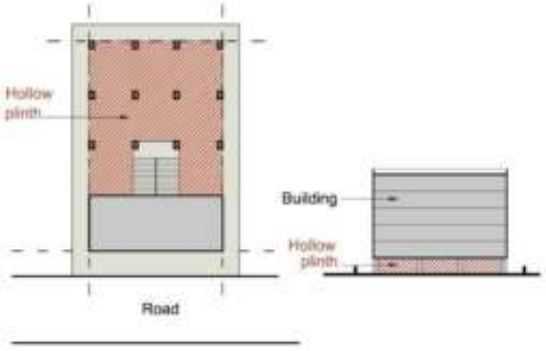
### 30.144 Plinth

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



### 30.144.1 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.




### 30.144.2 Parking space / area

Means an area enclosed or unenclosed covered or open suffiient in size to park vehicles with drive way connecting parking space with street or alley and permitting ingress and egress of vehicles.

### 30.144.3 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.

## 30.145 Polytechnic

Means an institution for higher education pertaining to, or offering instruction in a variety of industrial arts, applied sciences, or technical subjects.

## 30.146 Poultry Farm

Means an establishment or a part of land where raising of domesticated birds such as chickens, turkeys, ducks, and geese, for the purpose of farming meat or eggs for food is carried out.

### 30.147 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.

### 30.148 Pre-school:

A school for young children, also known as kindergarten or nursery

### 30.149 Pre-treatment

Means any processing of industrial waste or waste designed to reduce any characteristic in waste, before discharge to the waste water system.

### 30.150 Prohibited Industrial waste

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

### 30.151 Public-Institutional Building

Means a building or a space owned and operated by Government, Semi-Government organisations, used or constructed or pted 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.

### 30.152 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.

### 30.153 Public Purpose

The expression of “Public Purpose” includes:

i. The provision of land for public purpose in a development plan, Town Planning Scheme as enumerated in the Act.
ii. The provision of village sites, or the extension, planned development or improvement of existing village sites ;

iii. The provision of land for town or rural planning ;

iv. 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;

v. The provision of land for a corporation owned or controlled by the state;

vi. 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 if any scheme undertaken by Government, any local Authority or a corporation owned or controlled by the state;

vii. 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

viii. 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 ;

ix. The provision of any premises or building for locating a public office, but, does not include acquisition of land for Companies.

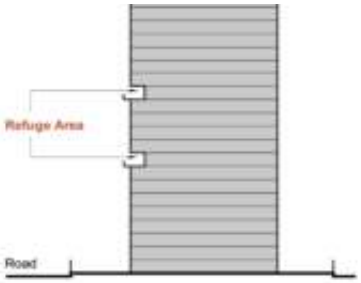
x. The provision of land for institution for physically challenged person.

### 30.154 Rear

**Means that portion of a building unit which is on the opposite side of the front.**

### 30.155 Refuge Area

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




### 30.156 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.

### 30.157 Research Center

Means a Building completely dedicated for carrying out research in a particular field.

### 30.158 Restaurant

Means a commercial establishment where meals are prepared and served to customers.

### 30.159 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.

### 30.160 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.

### 30.161 Road/Street Line

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

### 30.162 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.

### 30.163 Roof Exit

Means a means of escape with access on to the roof of a building.

### 30.164 Row House

Means group of residential building, on adjacent plots with or without common walls, often of similar or identical design, situated side by side and joined by common walls and having only the front and rear open spaces.

### 30.165 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

### 30.166 Semidetached building

Means a building on two adjacent plots with or without common wall having front and one side abutting on open space or approach road for each building.

### 30.167 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.

### 30.168 Service Road

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

### 30.169 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 and used for the reception, treatment and disposal of waste water and also termed as "waste water system"

### 30.170 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 subject to this regulation.

### 30.171 Shop

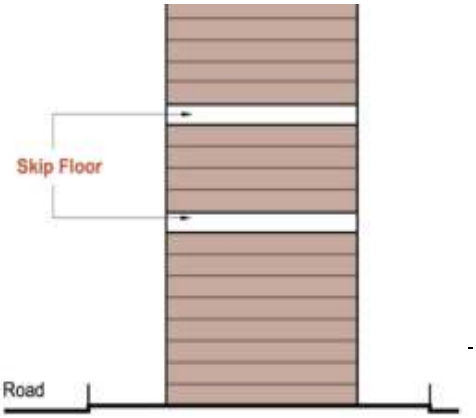
Means a building or part of a building where goods or services are sold

### 30.172 Shopping Center or Commercial Center

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

### 30.173 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.



### 30.174 SIR

Means a Special Investment Region as per the Gujarat Special Investment Region Act No-2, 2009 as amended by time to time subject to this regulation.

### 30.175 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.

### 30.176 Slum Rehabilitation

Means the Rehabilitation And Development carried out as per The Rehabilitation and Redevelopment Act - 2010 as amended by time to time subject to this regulation.

### 30.177 Solar Assisted water heating system

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

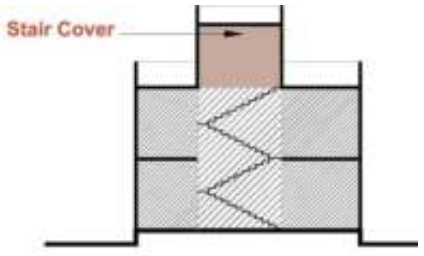
### 30.178 Special Building

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.

### 30.179 Sports Complex

Means an establishment designed to provide facilities for a range of sports and leisure activities.

### 30.180 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.

### 30.181 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.

### 30.182 Stairwell

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

### 30.183 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 floor above it, then the space between any floor and the ceiling next above it.

### 30.184 Swimming Pool

Means a structure, in open-air or enclosed, often a concrete-lined excavation of rectangular shape, which is filled with water and used for swimming.

### 30.185 Temporary Structure

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

### 30.186 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.

### 30.187 Theatre

Means a building designed for the performance of plays, operas or motion-picture shows etc.

### 30.188 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.

### 30.189 Tradable Development Rights (TDR)

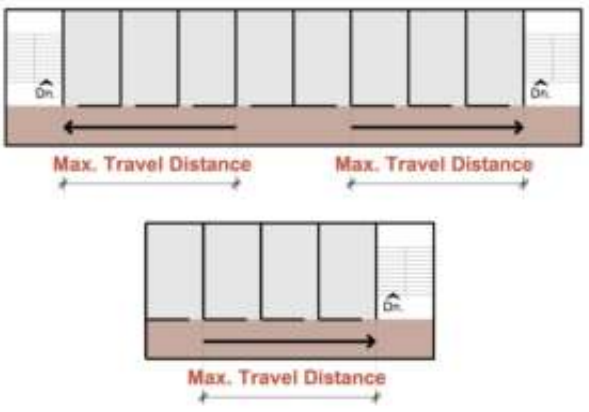
Means an incentivisation mechanism by which the Trble Floor Space assigned to one building can be traded for use on another building-unit. The competent authority shall identify the buildings eligible for selling the TDR, amount of floor space available for trading as specified in sanctioned GDCR of competent authority.

### 30.190 Training Center

Means a place where people undergo skills training for work. Typically private training institutes for various professional exams.

### 30.191 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.



### 30.192 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.

### 30.193 University

Means an institution of higher education and research which grants academic degrees in a variety of subjects and provides both undergraduate education and postgraduate education.

### 30.194 Unsafe Building

Means a building which,

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

### 30.195 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.

### 30.196 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 but does not include the use of land as a garden which is an appendage to a building and then expression “agriculture” shall be constructed accordingly.

### 30.197 Use- Assembly

Means a building or place or part thereof that is used for congregation of people for the cultural, ,amusement, recreational, social purpose, religious, patriotic, civil, travel and

similar or such purposes and this includes building/s of auditorium, city hall, town hall, theatre hall, cinema theatre, exhibition hall, museums, party plot, community hall, banquet hall, dance hall, multiplex, shopping mall, stadium skating rinks, gymnasia, restaurants, eating or boarding houses, places of worship, dance halls, clubs, gymkhanas and road, railways, air, sea or other public transportation stations and recreation piers.

### 30.198 Use- Business

Means any building or place or part thereof used for transaction or keeping of books and records such as offices, banks, professional establishments, court houses. Use for office includes work for the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation.

### 30.199 Use- Commercial

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

### 30.200 Use- Dwelling

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

1. Dwelling-1

Detached dwelling Unit

2. Dwelling – 2

Semi detached dwelling unit, Raw House, Tenement, Cottage Industry, Pre-School.

3. Dwelling – 3

Multi Story Dwelling, Dharamshala, Cottage Industry, Pre-School.

a) Detached Dwelling

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

b) Semi-detached Dwelling

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

building.

c) 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.

### 30.201 Use- Educational

Means a building or place or part thereof that is exclusively used for a preschool, school, college, Polytechnic, 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.

### 30.202 Use- Hospitality

Means a commercial establishment in building or place or part there of providing lodging and usually meals, entertainment, and various personal services to public on a short-term basis.

### 30.203 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.

### 30.204 Use- Institutional

Means 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.

### 30.205 Use- Mercantile

Means a building or place or part thereof used for display and sale of wholesale or retail goods or merchandise, including ancillary uses such as office, storage and service facilities in the same premise. This use includes shops, stores, markets, shopping center, shopping mall, wholesale market.

### 30.206 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.

### 30.207 Use- Public Institutional

Means institutional facilities in a building or premise or part thereof, constructed by Government, Semi-Government organisations, public sector undertakings, registered Charitable Trusts for non-profitable public activities This includes institutional buildings such as- Police Station, Medical facility, Public Library, Civic Centre, Ward and Zonal Offices for Appropriate Authority.

### 30.208 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.

### 30.209 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.

### 30.210 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.

### 30.211 Ventilation

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

### 30.212 Waste

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

### 30.213 Water Closet (W.C.)

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

### 30.214 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.

### 30.215 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.

### 30.216 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.

### 30.217 Wayside Shop

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

### 30.218 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.

### 30.219 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.

### 30.220 Wood Workshop

Means a small establishment where large logs of woods are cut and stored or in some case manufacturing or handicrafts of wooden materials like plywood, artefacts, etc are carried out.

### 30.221 Zoo

Means a garden or park where wild animals are kept for exhibition.

### 30.222 Single Room Occupancy or SRO:

A studio apartment, usually occurring with a block of many similar apartments, intended for use as public housing. They may or may not have their own washing, laundry, and kitchen facilities. In the United States, lack of kitchen facilities prevents use of the term "apartment", so such would be classified as a boarding house or hotel.

# 31 Appendix 1:

| Sr. No | Zones defined in Competent Authority in Sanctioned DP | **Treated as Use Zone (mentioned in table 7.1)** |
|---|---|---|
| 1. | Core Walled City | Core Walled City |
| 2. | Walled city/ City Area A/ Nucleus Vistar 1/ Nucleus Vistar 2 | Gamtal |
| 3. | Village Ext/ Natural Growth of Village | Gamtal Extension |
| 4. | Residential, Residential-1, in case of GUDA Residential-2 Residential-3 Residential-4 and Residential-5 , Restricted Residential Zone, Residential-Affordable Housing Zone City Area B City Area C | Residential 1 |
| 5. | Other than GUDA Residential 2 | Residential 2 |
| 6. | Other than GUDA Residential 3 | Residential 3 |
| 7. | Residential Affordable Housing Zone-1 | Residential Affordable Housing Zone-1 |
| 8. | Restricted Residential Zone | Restricted Residential Zone |
| 9. | Commercial, Commercial Zone-I, Commercial Zone-II, Commercial Zone3, Commercial Zone4 | Commercial |
| 10. | Industrial, Light Industrial | Industrial Zone-General |
| 11. | Heavy Industrial Zone, Industrial Zone- Special | Industrial Zone-Special |
| 12. | Educational Purpose, School, Temples and Mosques, Public Purpose, Education, Religious and Other Facilities, Servuice & Institutional Purpose, Public Building, Public Institute, Institutional, InstitutionalZone II, InstitutionalZone III, InstitutionalZone IV, InstitutionalZone V | Knowledge and Institutional Zone / Public Purpose Zone |
| 13. | Essential Public Purpose, Public Service, Necessary Public Service, Public Purpose, Public Purpose (ST), Public & Semi-Public Purpose, Public Utility, Public Utility & Services, Neighbourhood Centre & | Institutional Zone / Public Purpose Zone |

| | | |
|---|---|---|
| | Town Centre, Public Purpose Building, Existing Pubic Purpose, Public/Semipublic, Parking, Public Use | |
| 14. | Green Institutional Zone-GI1, Recreational, Recreational Zone 1, Recreational Zone 2 | Recreation Zone |
| 15. | Agriculture(SP), Hi-Tech Agriculture Use | Prime Agricultural Zone |

# Section F:

# Schedules and Forms

## Schedule 1: List of Building Works that do not Require Development Permission

**(Refer Regulation No. 2.2)**

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 Control 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

**(Refer Regulation No. 2.4)**

Design and specification standards specified are mandatory and maybe examined by the

Competent Authority for ensuring compliance to the Development Control 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 3: Scrutiny Fees and other charges for the Grant of a Development Permission/ Revised Development Permission

**(Refer Regulation No. 2.7.1, 4.1.2, 4.2.2)**

A person applying for a Development Permission shall have to pay scrutiny fees and other charges along with the application to the _____Competent Authority/ _____ Municipal Corporation at the following rates:

**(A) Scrutiny fee**

**1. For Buildings (For categories D1 to D6 only)**

a. For Residential Buildings with height up to 25mts - Rs. 10.00 per sq.mt of built area of all floors for the intended development or part thereof subject to minimum scrutiny fee Rs.1000

b. For Residential Buildings with height more than 25mts and Non-Residential Building - Rs. 15.00 per sq.mt of built area of all floors for the intended development or part thereof subject to minimum scrutiny fee Rs. 1000

**For Buildings (For category D7and D8)**

a. For Residential Buildings with Rs. 5.00 per sq.mt of built area of all floors for the intended development or part there of subject to minimum scrutiny fee Rs.500.

b. For Residential Buildings with height more than 25mts and Non-Residential Building - Rs. 10.00 per sq.mt of built area of all floors for the intended development or part thereof subject to minimum scrutiny fee Rs. 750.

**2. Sub-Division And Amalgamation Of Land**

a. Rs. 3.00 per sq.mt for D1to D6 category and in case of D7,D8 and D9 category Rs.2.0 per sq.mt of Building-unit/plot area for subdivision and amalgamation of all types of development, subject to minimum scrutiny fee Rs. 1000

b. Rs. 2.00 per sq.mt of Building-unit/plot area for subdivision and amalgamation for agricultural use

**3. Public Charitable Trust:**

50% of the scrutiny fee will be levied as mentioned above in category 1 and 2 for the respective 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.

**4. For Mining, Quarrying and Brick Kiln Operations**

Mining, quarrying and brick kiln with or without chimney and processing of lime,

sagol etc. without construction- Rs.1000.00 per 0.1 hectare or part thereof

**(B) Service and Amenities Fees**

Service and amenities fees shall be levied as under for any development in Non-TP Scheme Area excluding agricultural zone and gamtal. These service and amenities fees shall be adjusted against the net amount to be paid by the owner in the town planning scheme.

1. Amenities fee for different categories of development area per sq. mt. of total built up area for proposed development .

| Sr No. | Category of Development Area | Amenities Fee (in Rs. per sq. mt.) |
|---|---|---|
| 1 | D1 to D6 | 300 |
| 3 | D7 | 100 |
| 4 | D8 | 50 |
| 5 | D9 | 50 |

2. 50% of total built up area for proposed development for schools, colleges, educational institution, charitable trusts, government and semi government building.

**5. Other Charges/Fees**

Other charges/Fees shall be levied under the provisions of other Act and or instructed by

State Government.

In case of any application made on Investor Facilitation Portal, irrespective of any Scrutiny fee paid at the time of making an application, the competent authority shall without examining the quantum of fee shall process the application and arrive at an opinion and thereafter, it shall before communicating the decision ask the applicant to make the remaining payment, if any.

Note: Fees may be revised by Competent Authority from time to time.

## Schedule 4a: Drawings, Specifications and Documents to be Submitted with Application for Obtaining/ Revising Development Permission for Buildings

**(Refer Regulation No. 4.1.3 and 4.2.3)**

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 Building- unit, 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 Regulations 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. Additional Fire Prevention and Safety Provisions**

Additional fire prevention and safety provisions to be provided in buildings eligible for a Development Permission are specified in Schedule 23 according to different uses and the height of the building. Details of these shall be indicated in the drawings as required.

**6. 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 3 and of other charges leviable on the Building-unit shall be attached with the application.

## Schedule 4b: Drawings, Specifications and Documents to be submitted with Application for Obtaining/Revising Development Permission for Sub-division and Amalgamation

**(Refer Regulation No. 4.1.3 and 4.2.3)**

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 28, 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 neighboring 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 stories 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 12m 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. proposed tree plantation e. green areas.

**D. DEVELOPMENT PERMISSION FEES**

Receipt of Development Permission Fees paid as per Schedule 3 and of other charges leviable on the Building-unit shall be attached with the application.

## Schedule 4c: Drawings, Specifications and Documents to be Submitted with Application for Obtaining/Revising Development Permission for Brick Kiln, Mining and Quarrying

**(Refer Regulation No. 4.1.3 and 4.2.3)**

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 3 and of other charges leviable on the plot shall be attached with the application

## Schedule 5: Format for submission of Documents, Drawings and Specifications

**;(Refer Regulation No. 4.1.3, 4.2.3, 4.3.3,** Error! Reference source not found.**,** Error! Reference source not found.**, 8.1.3;**

**Schedule No. 4a, 4b, 4c, 10, 12, 14, 18, 21, Form No.5 and 5a )**

### 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:

| S. No. | Standard sizes | Trimmed Size (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:

| 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 line | 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 6: Penalties for Undertaking Unauthorized Development

**(Refer Regulation No. 2.7.1, 4.1.6, 4.2.6, 4.3.6)**

**1. Commencement of Building work:**

**a. Conforming with G.D.C.R. without Applying for Development Permission**

Financial penalty for undertaking building which is in conformity with Development Control Regulations prescribed in **relevant General Development Control Regulations of the competent development authority**, but which has been undertaken without applying for a Development Permission, shall be fifteen times the scrutiny fees that is leviable on the Building-unit, as the case may be.

**b. Conforming with G.D.C.R. after Applying but before Obtaining Development Permission and not as per Submitted Plan**

Financial penalty for undertaking building which is in conformity with Development Regulations prescribed in **relevant General Development Control Regulation of the competent development authority**,, but which has been undertaken without revising Development Permission shall be ten times the Revised Development Permission Fees that is leviable on the Building-unit, as the case may be.

**c. Conforming with GDR after Applying but before Obtaining Development Permission** Financial penalty for undertaking building which is in conformity with Development Regulations prescribed in **relevant General Development Control Regulation of the competent development authority**, and the application made for Development Permission, but which has been undertaken without obtaining a Development Permission shall be five times the Development Permission Fees that is leviable on the Building-unit, as the case may be.

**d. Open Uses of Land including Layout and Sub-division without Obtaining Development Permission**

Financial penalty for undertaking open uses of land including layout and sub-division which is in conformity with Development Regulations prescribed in **relevant General Development Control Regulation of the competent development authority**, but which has been undertaken without obtaining a Development Permission shall be twice times the Development Permission Fees that is leviable on the Building-unit, as the case may be.

**NOTE:-**

1. Persons on the record are liable to pay penalty as per RERA Regulations

Minimum additional amount shall be Rs.1000.00 for residential and Rs.5000.00 for others.

2. If such a development is carried out by public charitable trust, the scrutiny fee applicable

shall be as mentioned in Schedule No.3- A1 and A2 for the respective uses.

## Schedule 7: Minimum Qualification, Experience and Document Requirements for Being Considered for Registering with the Competent Authority as Persons on Record

**(Refer Regulation No. 3.1.2, 3.6 and competent authority regulation)**

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. **3.6**.

**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 year s 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 /Special Buildings as shown in respective regulation o 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 requirement**s 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 | Qualificatio | Experienc |
|---|---|---|---|
| SEOR-1 | 1. Building with height above 25 mt | Category 1 | 10* |
| | 2. Total proposed built-up area for a building unit is more than 10000 sq mt. 3.Mercantile-2,3,Educational-1,2,assembly -1,2,3, institutional Hospitalitiy 1,2, public | Category 2 | 3* |
| SEOR-2 | 1. Building with height above 15 mt. And up to 25 mt. | Category 1 | 5* |
| | 2.Total proposed built-up area for a building unit is more than | Category 2 | 2* |
| SEOR-3 | 1.Building with height up to 15 mt. | Category 1 | 2* |
| | 2.Total proposed built-up area for building-unit up to | 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 Grade Work

**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 | Qualificatio | Experienc |
|---|---|---|---|
| COWOR-1 | 1. Building with height above 25 mt<br>2. Total proposed built-up area for a building unit is more than 10000 sq mt.<br>3.Mercantile-2,3,Educational-1,2,assembly-1,2,3 institutional,Hospitalitiy-1,2 public utility<br>Public institutional Special buildings | Category 1 | 3* |
| | | Category 2 | 5* |
| | | Category 3 | 3* |
| COWOR-2 | 1. Building with height above 15 mt. And up to 25 mt.<br>2.Total proposed built-up area for a building unit is more than 2000 sq mt and up to 10000 sq mt. | Category 1 | 2* |
| | | Category 2 | 4* |
| | | Category 3 | 2* |
| COWOR-3 | 1.Building with height up to 15 mt.<br>2.Total proposed built-up area for building-unit up to 2000 sqmt | 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 organization
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

**4a. Supervisor of Works on Record (SOR)**

Minimum qualifications and experience requirements for construction engineers, for being considered for registration with the Competent Authority as Supervisor of Works on Record qualified
for certifying the construction of buildings shall be as follows:

| Grade | Scope of works | Qualification | Experience |
|---|---|---|---|
| SOR-1 | 1. Building with height above 25 mt<br>2. Total proposed built-up area for a building unit is more than 10000 sq mt.<br>3.Mercantile-2,3,Educational-1,2,assembly-1,2,3 | Category 1 | 3* |
| | | Category 2 | 5* |
| | | Category 3 | 3* |
| SOR -2 | 1. Building with height above 15 mt. And up to 25 mt.<br>2.Total proposed built-up area for a building | Category 1 | 2* |
| | | Category 2 | 4* |
| | | Category 3 | 2* |
| SOR -3 | 1.Building with height up to 15 mt.<br>2.Total proposed built-up area for building-unit up to 2000 sqmt | Category 1 | 1* |
| | | Category 2 | 2* |
| | | Category 3 | 1* |
| SOR -4 | 1.Building with height up to 10 mt.<br>2.Total proposed built-up area for building-unit up to 200 sqmt | Category 1 | 0* |
| | | Category 2 | 1* |
| | | Category 3 | 0* |

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
Ahmedabad or other cities with population more than 1lakh.

| No. | Building Category | Minimum Qualifications | Minimum Experience |
|---|---|---|---|
| 1 | Height up to 25 mt | Diploma in Engineering | 7 Years |
| | | B.E | 3 |
| 2 | Height more than 25 mt and up to 45 mt | B.E | 5 Years |
| 3 | Height more than 45 mt and up to 70 mt | B.E | 7 Years |
| 4 | Height more 70 mt | B.E | 10 Years |

4. Minimum turnover of projects in work experience shall be as specified in the Gujarat Fire Prevention and Life Safety Measure sact -2013, Rules,2014and regulation-2016 and amended from time to time.
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 8: Registration Fees for Registration with the Competent Authority as Persons on Record

**(Refer Regulation No.3.1.3)**

(Competent Authority may revise fees from time to time)

**Registration Fees**

| Sr. No. | Person on Record | Registration Fee (For the period of five years) | | |
|---|---|---|---|---|
| | | Category D1 to D6 | Category D7 Class A and B | Category D7 ,D8 Class C and |
| 1 | Architect on Record | Rs.5000 | Rs.4500 | Rs.2000 |
| 2 | Engineer on Record | Rs.5000 | Rs. 4500 | Rs.2000 |
| 3 | Structural Engineer on Record | | | |
| | SEOR-1 | Rs.5000 | Rs. 4500 | Rs.2000 |
| | SEOR-2 | Rs.4000 | Rs.3500 | Rs.1500 |
| | SEOR-3 | Rs.3000 | Rs.2500 | Rs.1000 |
| 4 | Clerk of Works on Record | | | |
| | COWOR-1 | Rs.2500 | Rs.2000 | Rs.1000 |
| | COWOR-2 | Rs.2000 | Rs.1500 | Rs.750 |
| | COWOR-3 | Rs.1500 | Rs.1000 | Rs.500 |
| **4a** | **Supervisor of Works on Record** | | | |
| | **SOR-1** | **Rs.1500** | **Rs.1000** | **Rs.500** |
| | **SOR-2** | **Rs.1000** | **Rs.500** | **Rs.500** |
| | **SOR-3** | **Rs.500** | **Rs.250** | **Rs.200** |
| | **SOR-4** | **Rs.250** | **Rs.150** | **Rs.100** |
| 5 | Fire Protection Consultant on Record | Rs. 50,000 for 5Years | Rs. 40,000 for 5Years | Rs. 30,000 for 5Years |
| 6 | Developer | Rs.25,000 | Rs.22,000 | Rs.18,000 |

## Schedule 9: Fees and other charges for revalidating a Development Permission

**(Refer Regulation No. 4.3.2)**

| No. | Procedure | Fees |
|---|---|---|
| 1 | Revalidating Development Permission before expiry for single dwelling unit | Rs. 300 |
| 2 | Revalidating Development Permission before expiry for Building except single | Rs. 1000 |
| 3 | Revalidating Development Permission for Public Charitable Trust before expiry | Rs.1000 |
| 4 | Revalidating Development Permission for Mining, Quarrying and Brick Kiln Operations | Rs.1000 |
| 5 | Penalty Charges for Revalidating Development Permission after expiry of original Development Permission | Five times the Scrutiny Fees applicable as above or scrutiny fees payable as per schedule-3, whichever is higher |

Note: Fees may be revised by Competent Authority

## Schedule 10: Documents to be submitted along with Application for Revalidating a Development Permission

**4.3.3(Refer Regulation No. 4.3.3)**

**List of documents**

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 11: Information to be Displayed on Site

**(Refer Regulation No. 5.2)**

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. Supervisor 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 12: Documents and Drawings to be Maintained on Site During Period of Construction

**(Refer Regulation No. 5.2)**

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 Control 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 13: Stages of Construction Work for which Notice for Progress of Construction are to be Submitted to the Competent Authority

**(Refer Regulation No. 5.5.3)**

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 Control 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 mt in height)
5. Last storey (when the last structural roof has been completed)

## Schedule 14: Documents and Drawings to be Submitted along with the Application for Building Use Permission

**(Refer Regulation No.** Error! Reference source not found.**,** Error! Reference source not found.**)**

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) Clearance from Chief Fire Officer, as applicable and mentioned in Schedule

No.23

7) Certificate of Lift Inspector (Govt. of Gujarat) for buildings taller than 15mts

8) 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 15 and of other charges leviable on the Building-unit shall be attached with the application.

## Schedule 15: Building Use Permission Fees and other charges for the Grant of a Building Use Permission

**(Refer Regulation No.** Error! Reference source not found.**,** Error! Reference source not found.**)**

A person applying for a Building Use Permission shall have to pay scrutiny fees along with the application to the Competent Authority at the following rates:

**1.0 Completion of work conforming with G.D.C.R and as per Sanctioned Plan**

For Building which is in conformity with General Development Control Regulations and no change from the Sanctioned Plan shall be as per the Development Permission Scrutiny Fees that is leviable on the Building-unit, as the case may be.

**2.0 Completion of work conforming with G.D.C.R. but not as per Sanctioned Plan**

**a. No change in Ground Coverage**

For Building which is in conformity with General Development Control Regulations but with internal modification without any change in the location and/or overall dimension of the Building shall be as per the Development Permission Scrutiny Fees that is leviable on the Building-unit, as the case may be.

## Schedule 16: Penalties for Making Unauthorized Use of a Building

**(Refer Regulation No.2.12.1,** Error! Reference source not found., Error! Reference source not found.**)**

Financial Penalty for Making Unauthorised Use of a Building shall be four times the Development Permission Scrutiny Fees that is leviable for the built-up area of the Building.

## Schedule 17: Schedule for Maintenance and Inspection for Structural Stability and Fire Safety

**(As per Competent authority respective Regulation)**

**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 10mts

**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 18: Documents and Fees Required with Application for Advertising Display & Communication Infrastructures

**(As per Competent authority respective Regulation)**

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:

a. Shop Establishment Number b. Sale tax number

c. Income tax clearance certificate.

3B. For Private property cases:

a. Lay-out plan;

b. Structural detail plan;

c. NOC from property holder;

d. 2 copies of photograph of the actual site;

e. Electricity Bill of last month;

f. Property Tax Bill; g. Agreement copy; h. 7-12 utara;

i. 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.

## Schedule 19: Fees Required for Purchasing Additional FSI for Residential-Affordable Housing

**(As per Competent authority respective Regulation)**

This shall be applicable for Residential Affordable Housing use across identified zones subject to relevant Zonal Regulations:

1. Additional Chargeable FSI shall be permitted on payment to the Competent Authority as under:

| Sr. | Additional Chargeable FSI on basis of unit sizes (sq.mt) | Charge |
|---|---|---|
| 1 | Residential Dwelling units up to 50 | 10 % of the Jantri Rates |
| 2 | Residential Dwelling units with area more than 50 and up to 66 | 20 % of the Jantri Rates |
| 3 | Residential Dwelling units with area more than 66 and up to 80 | 40 % of the Jantri Rates |
| 4 | Commercial Built-up area | 40% of the Jantri Rates |

**Note:** Competent Authority to decide the rate

## Schedule 20: Fees Required for Purchasing Additional FSI in other than R.A.H.

**(As per Competent authority respective Regulation)**

For other than R.A.H. : Additional Chargeable FSI shall be permitted on payment to the Competent Authority as under:

1. 40% of the Jantri Rates

Note: Competent Authority to decide the rate

## Schedule 21: Documents and Drawings to be Submitted for Development Undertaken on Behalf of Government and Appropriate Authority

**(Refer Regulation No. 2.16)**

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 Defense 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 22: List of Building Specifications verified by Competent Authority before Issue of Building Use Permission

**(Refer Regulation No.** Error! Reference source not found.**)**

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.mt.

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 23: Building requiring Fire Protection Consultant and Inspection by Chief Fire Officer

**(Refer Regulation No.3.5.5, 5.1.3, Schedule 4a and As per Competent authority respective Regulation)**
**If any criteria mentioned under differ from Fire Prevention & Life Safety Measures Regulations - 2016 in such cases Fire Prevention and Life Safety Measures Act – 2013 and rules -2014 , regulations – 2016 made their under prevails**

| Building Use | Criteria | Fire Protection | Chief Fire Officer's |
|---|---|---|---|
| All uses | Building Height > 45mts | Required | Required |
| Residential | Building Height > 15mts | Required | May not be required |
| | Building Height > 25mts | Required | Required |
| Mixed-Use or Business | Building Height >15mts | Required | Required |
| Hospitality, Educational, Institutional, Mercantile | Building Height >12mts to 25mts | Required | Required |
| | Building Height > 25mts | Required | Required |
| Special Building, Storage Building, Wholesale | Building Height > 12mts | Required | Required |
| | Total Built Up Area up to 5,000 sq.mt | Required | Required |
| | Total Built Up Area > 5,000 sq.mt | Required | Required |
| Light Industrial, General Industrial | Total Built Up Area up to 2,000 sq.mt | Required | May not be required |
| | Total Built Up Area >2,000 sq.mt and up to 5,000 sq.mt | Required | Required |
| | Total Built Up Area > 5,000 sq.mt | Required | Required |
| Hazardous, Special Industrial | Total Built Up Area up to 500 sq.mt | Required | Required |
| | Total Built Up Area > 500 | Required | Required |
| Religious Building | Total Built Up Area > 2,000 sq.mt | Required | Required |
| Fuelling Station | All Buildings | Required | Required |

## Schedule 24: List of Recommended Trees

**(As per Competent authority respective Regulation)**

Following list of trees are recommended for their suitability regarding shade and foliage:

| No. | Common Name |
|---|---|
| 1 | Kalo saras, Siris, Moti Haradi |
| 2 | Saptparni |
| 3 | Limdo or Neem |
| 4 | Java ki Rani |
| 5 | Pink cassia |
| 6 | Urimedi |
| 7 | Kasid |
| 8 | Sisam |
| 9 | Motosisam |
| 10 | Sevan |
| 11 | Borsalli |
| 12 | Jambu |
| 13 | Khati amli |
| 14 | Ragat Rohido, Rayan |
| 15 | Baheda |
| 16 | Peltofarm |
| 17 | Meletia |
| 18 | Kachnar |
| 19 | Spethodia |
| 20 | Gelasedia |
| 21 | Baknim |
| 22 | Gulmohar |
| 23 | Kelia Pinata |
| 24 | Garmalo |
| 25 | Billi |
| 26 | Tebubia Rosia |
| 27 | Tebubia Gaykem |
| 28 | Kapok |
| 29 | Kalgeria |
| 30 | Km |
| 31 | Rain tree |
| 32 | Silver Oak |
| 33 | Desi Asopalav |
| 34 | Pipal |
| 35 | Badam |

## Schedule 25: Conversion for Road Widths

Following table shall be used for conversion of road widths from length unit of feet to metric:

| Sr. No. | Road Width (Feet) | Road Width (Metres) |
|---|---|---|
| 1 | 20.00 | 6.0 |
| 2 | 24.60 | 7.5 |
| 3 | 30.00 | 9.0 |
| 4 | 40.00 | 12.0 |
| 5 | 50.00 | 15.0 |
| 6 | 60.00 | 18.0 |
| 7 | 80.00 | 24.0 |
| 8 | 100.00 | 30.0 |

## Schedule 26: Minimum Qualification and Experience Requirements for Fire Safety Professionals in a Building

**(As per respective fire Regulation )**

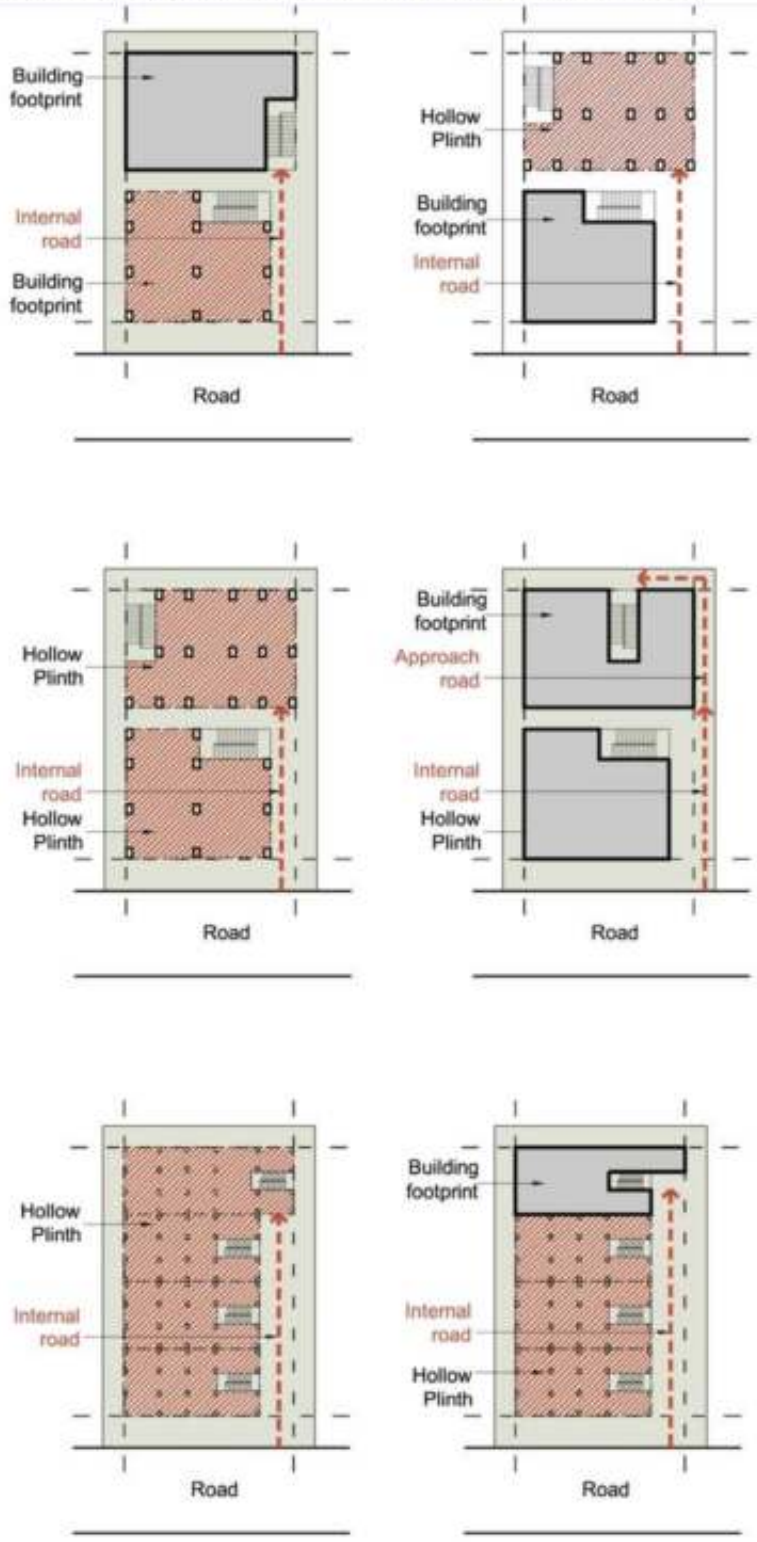
A. Fire Officer

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 27: Illustrations of Internal Road and Approach Road



## Schedule 28: Standalone Multi-Level Public Parking

Standalone multi-level public parking may be permissible in residential, commercial, PSP, industrial, recreational, agricultural and transportation land use classification. 5% of the built up area of the parking structure may be used for commercial activity. Other planning norms for such stand alone parking buildings shall be as below:-

MOS (Front) : 12 metres

All other three sides : 7.5 metres

Ground coverage: maximum 80 percent.

Building height : to be determined in each case by the Authority.

Parking floors- Where the plot size is not less than 1000 sq. m. cover parking with a clear height of not more than 2.4 metres may be permitted on any floor of the building according to the requirement of the FAR. If such parking is provided on the entire floor area, then such parking floor would not be included in the height of the building.

## Schedule 29: Technical Audit Report

A water storage tank shall be dug on marginal open Space of building so that rain water drains into the tank, and a tap at appropriate place shall be inserted for extraction of water from the tank and circulation of air. Stored water in the tank shall be used for house hold use such as waning clothes, floor sweeping and gardening.

For waste water of premises of 100 dwelling units a storage tank stall be dug as per proposal of Authority in marginal open space of building and on that tank a sewerage treatment plant shall be installed so that treated water can be used in gardening and plantation.

| | | |
|---|---|---|
| 1 | Design | Comments |
| | Design / Drawings available? | Y/N |
| | Design Category | |
| | Type Design? | Y/N |
| | Specific Design | Design to be collected to refer to Design Consultant /H.O. |
| | Drawing prepared/checked by competent Authority? | Y/ N |
| | Design Drawing/details | Y/ N |
| | Structural details included | Y/ N |
| | Earthquake/cyclone resistant features Included? | Y/ N |
| | Design verified/vetted by Dept./Govt. approved agency/competent authority? | Y/N |
| | Design changes approved by Dept./Govt. approved agency/competent authority | Y/N |
| 2 | Foundation | |
| | (2.1) Foundation used | Existing/ New |
| | (2.2.1) If existing foundation used | |
| | (2.2.1) Depth of foundation below ground | : <50 cm @ 50-70/> 70cm |
| | (22.2) Type of masonry | : Stone / Bncks / PCC Blocks |

| | | |
|---|---|---|
| | (2.2.3) Thickness of masonry (above ground) | : 23cin /35 />35 |
| | (2.2.4) Mortar used | Cement – Sand |
| | (2.2.5) Mix of cement mortar | As per NBC Indicate |
| | (2.2.6)Height up to Plinth | _____ Mtr. As per GDCR Y/N |
| | (2.2.7) If stone masonry | |
| | (2.2.7.1) Through Stones | Yes / No.<br>If Yes Adequate/Inadequate |
| | (22.7.2) Corner Stones | Yes / No.<br>If Yes Adequate/Inadequate |
| | (2.3) If a new foundation used | |
| | (2.3.1) Depth of foundation below ground | <50/50-70/>70 cm |
| | (2.32) Type of masonry blocks | Stone / bricks / PCC |
| | (2.3.3) Thickness of Masonry above plinth - | 23cm/35/>35cm |
| | (2.3.4) Mortar used • | Cement-sand / lime / mud |
| | (2.3.5) Mix of cement mortar (1:4)/As Per NBC | Yes/No |
| | (2.3.6) Height up to plinth | _____Mtr, As per GDCR Y/N |
| | (2.3.7) If stone masonry | |
| | (2.3.7.1) Through Stones | Yes / No.<br>If Yes Adequate/Inadequate |
| | (2.3.7.2) Comer Stones | Yes / No.<br>If Yes Adequate/Inadequate |
| | (2.4) Vertical reinforcement in foundation | : Yes ./ No |
| 3 | Walling | |
| | (3.1) Type of masonry | : Stone/ Brick / PCC Blocks |
| | (32) Mortar used | : Cement- sand / Lime / Mud |
| | (3.3) Mix of cement mortar | : 1:4 /1:1.6/Leaner |
| | (3.4) Thickness of wall | : >23cm/23cm/23cm |

| | | |
|---|---|---|
| | (3.5) Mixing of mortar | : OK /Not OK |
| | (3.6) Join property filled | : OK /Not OK |
| | (3.7) Wetting of bricks | : Good / Medium / Poor |
| | (3.8) 1 stone masonry | |
| | (3.8.1) Through Stones | : Yes/No |
| | (3.82) Corner Stones | : Yes / No |
| | (3.9) Overall workmanship | Good / Medium / Poor |
| 4 | Roofing | |
| | (4.1) Type of roof | : Flat / Sloping |
| | (4.2) If sloped | : Morbid tiles / AC. sheet / G.I. sheet |
| | (4.3) Purlins | : Angle- |
| | | Iron / Timber / NA |
| | (4.4) Truss type | |
| | (4.5) Anchorage with wall | : Adequate / Inadequate / NA |
| 5 | Materials | : Specifications must be conforming to NBC/Relevant IS Codes |
| | (5.1) Cement | |
| | (5.1.1) Source | Authorised Dealer / Market OPC/PPC/ PSC |
| | (5.1.2) Type of cement | Grade (33 / 43 / 53) |
| | (5.1.3) If OPC | OPC / PPC/ PSC |
| | (5.2) Sand | |
| | (5.2.1) Type of sand | Mild / Moderate / High |
| | (5.2.2) Presence of deleterious materials | |
| | (5.3) Coarse Aggregates | |
| | (5.3.1) Type coarse Aggregates | Gravel / Crushed Stone |

| | | |
|---|---|---|
| | (5.3.2) Presence of deleterious material | Mild / Moderate / High |
| | (5.4) P.C.C. Blocks (Applicable for onsite production) | |
| | (5.4.1) Type of P.C.C. Blocks | Solid blocks/Hollow blocks |
| | (5.42) Ratio of concrete in block | |
| | (5.4..3) Interlocking feature | Yes / No |
| | (5.4.4) Course aggregates used | Natural / Crushed stone |
| | (5.5) Bricks Blocks, Stone etc. | |
| | (5.5.1) Strength (field assessment) | Low / Medium / High |
| | (5.52) Dimensional accuracy | Yes / No |
| | (5.6) Concrete | |
| | (5.6.1) Mix of concrete | (1:1 1/2:3)/(1:2:4)/ Design Mix |
| | (5.62) Batching | Weight batching/ Volume batch ing |
| | (5.6.3) Compaction | Vibrators / Thappies and rods |
| | (5.6.4) Workability | Low / Medium / High |
| | (5.6.5) Availability of water | Sufficient / Insufficient |
| | (5.6.6) Curing | Satisfactory/ unsatisfactory |
| | (5.7) Reinforcing Steel | |
| | (5.7.1) Type of Steel | Plain mild steel HYSD bars |
| | (5.72) Source | Authorised Dealer /Market |
| | (5.7.3) Whether IS Marked | Yes/No |
| | (5.7.4) Conditions of bars | Clean / Corrugated |
| | (5.7.5) Fixing of reinforcement as per drawing | Yes / No |
| | (5.7.6) Suitable cover | Yes/No |
| | (5.7.7) Spacing of bars | Regular / Irregular |
| | (5.7.8) Overlaps as per specifications | Yes / No |
| | | |

| | | |
|---|---|---|
| | (5.8) Form work | Timber/ Play board /Steet |
| | (5.8.1) Type of form work | Yes/No |
| | (5.8.2) Use of mould oil | |
| | (5.83) Leakage of cement slury<br>(5.9) Source<br>(5.9.1) Cement<br>(5.9.2) Sand<br>(5.9.3) Coarse Agg.<br>(5.9.4) Bricks<br>(5.9.5) PCC Blocks | : Observed / Not |
| | Seismic resistance features<br>(6.1) Masonry Structure<br>(6.1.1) Provision of band seat<br>provided Adequate<br>(6.1.1.1) Plinth level<br>(6.1.1.2) Sill level<br>(6.1.1.3) Lintel level<br>(6.1.1.4) Roof level (if applicable)<br>(6.1.2.) If sloped roof, whether seismic bands are provided at<br>(6.1.2.1) Gable wall top<br>(6.1.2.2) Eaves level<br>(6.1.3) Proviso?) of vertical street in masonry at<br>(6.1.3.1) Each corner<br>(6.1.3.2) Each T- junction<br>(6.1.3.3) Each door joint<br>(6.1.3.4) Around each window<br>(6.1.4) Openings | <br>Yes / No<br>Yes / No<br><br>: Yes/No<br>Yes/No<br>: Yes / No<br>Yes / No<br><br><br>: Yes / No<br>Yes / No<br>: Yes / No<br>Yes / No<br>Yes / No<br>Yes / No<br>Yes / No<br>Yes / No |

| | | |
|---|---|---|
| | (6.1.4.1) Total width of openings (*-42% for double storey)<br><br>(6.1.4.2) Clearance from corner<br><br>(6.1.4.3) Pier width between tow opening | <50% / 50*-60%/ >60%<br><br>OK /Not OK<br><br>OK /Not OK |

## Form 1: Application for Registering as Person on Record

**(Regulation No. 3.1.1)**

To
The Chief Executive Authority / Municipal Commissioner/Chief Officer
Urban Development Authority / Municipal Corporation/ Area Development Authority/ Nagarpalika

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/Mm,

Kindly register me as _(Architect on Record/Engineer on Record/Structural Engineer on Record/Clerk of Works on Record/ FPCOR/ SOR/ Developer) of the Competent Authority. I meet with the minimum qualifications and competence requirements as specified in Regulation No. 3.0 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 General Development Control 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 General Development Control 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. 3.4, 3.5.1 and Schedule 4a, 4b, 4c)**

To

The Chief Executive Authority / Municipal Commissioner/Chief Officer

Urban Development Authority / Municipal Corporation/Area Development Authority/Nagarpalika

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/Mm,

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.

Name of the Applicant: ___

Signature:

Date:

## Form 2A: Certificate of Undertaking for Engineer on Record

**(See Regulation No. 3.4, 3.5.2 and Schedule 4a, 4b, 4c)**

To

The Chief Executive Authority / Municipal Commissioner/Chief Officer

Urban Development Authority / Municipal Corporation/Area Development Authority/Nagarpalika

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/Mm,

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 General Development Control 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.

Name: _____
Registration No.: _____
Address: _____
Tel. No.: _____
Signature: _____
Date: _____

## Form 2B: Certificate of Undertaking for Structural Engineer and Developer/ Owner on Record

**(See Regulation No. 3.4, 3.5.3and Schedule 4a, 4b, 4c)**

To

The Chief Executive Authority / Municipal Commissioner/ Chief Officer

Urban Development Authority / Municipal Corporation/Area Development Authority/ Nagarpalika

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/Mm,

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.

Name: _____

Registration No.: _____

Address: _____

Tel. No.: _____

Signature: _____

Date:

## Form 2C: Certificate of Undertaking for Clerk of Works on Record

**(See Regulation No. 3.4, 3.5.4 and Schedule 4a, 4b, 4c)**

To

The Chief Executive Authority / Municipal Commissioner /Chief Officer

Urban Development Authority / Municipal Corporation/ Area Development Authority/Nagarpalika

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/Mam,

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.: _____

Signature: _____

Date: _____

## Form 2Ca: Certificate of Undertaking for Supervisor of Works on Record

**(See Regulation No. 3.4a, 3.5.4a and Schedule 4a, 4b, 4c)**

**To**

The Chief Executive Authority / Municipal Commissioner /Chief Officer

Urban Development Authority / Municipal Corporation/ Area Development Authority/Nagarpalika

**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/Mm,

I am currently registered as supervisor of Works on Record with the Competent Authority.

This is to certify that I am appointed as the supervisor 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.: _____
Signature: _____
Date: _____

## FORM No 2D: Certificate undertaking for hazard safety requirement

**(See Regulation No. 24.7 and Schedule 4a)**

To,

---

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 and, or Structural Engineer with date__
Name in Block Letters____
Address:

Signature of Developer with date_

Name in Block Letters_

Signature of Architect with date_____

Name in Block Letters____

Address :

_____Address:

__

__

_

_

**SPECIAL BUILDING INFORMATION SCHEDULE (TO BE ANNEXED WITH FORM 2D) (In case of small houses of one or two storeyed load bearing masonry construction)**

| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1 Building address** | **Sub-Plot No.** | **RSNo/FPNo/ Colony** | **TPScheme Name/No.** | | **Town:** | | **Taluka:** | | **District** | | | | | **Reference** |
| 2 Building category | 2.1 Type of Construction | | Brick masonry or other rectangular units | | | | | | Dressed stone masonry | | RCR masonry | | | |
| 3 Location | 3.1 Seismic zone | | V | | IV | | III | | | | | | | Table : 1 |
| | 3.2 Design intensity (MM/MSK) | | IX | | VIII | | VII | | | | | | | Table : 1 |
| | 3.3 Cyclone zone | | 20% | 40% | 50% | 60% | | 75% | | 80% | | 100% | | Table : 2 |
| 4 Foundation | 4.1 Soil type at site (Note 2) | | Rocky/Stiff | | Medium | | Soct/Black Cotton Soil | | | Liquefiable Ref.(1) | | | | Table : 3 |
| | 4.2 Depth of water | | In Meter:_____ | | | | | | | | | | | |
| | 4.3Type of footing/ Foundation used | | Strip with or without sand bed | | Individual column | | Under-ream piles | | *Any other (specify) | | | | | |
| 5 Super-structure | 5.1 Storeys etc. | | Basements:0/1 | | G.F: | | 1st Floor | | 2nd Floor | | Water tank on roof | | | |
| | 5.2. Mortar | | C:S = 1:4 | | C:L:S =1:1:6 | | *Any ot | | | | | | | |
| | 5.3 Floors | | RC slabs | | Stone slabs on joists | | Prefab floor ing | | *Any other (specify) | | | | | |
| | 5.4 Roof | | Flat like floors/ Sloping | | Trussed/raftered/'A' frame/Sloping RC | | | | | * Any other | | | | |
| | 5.5 Roof covering | | CGI sheeting | | AC sheets | | | | Morbi tiles | * Any other (specify) | | | | |

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6 Safety of sloping | 6.1 Braci | In plan | In plane of rafters | In plane of vertical columns Yes/No/NA | | | | | | | | | Cyclone guidelines | | |
| | 6.2 Roof anch | To walls=by Bolt : length=____cm | | | | | | | | | | | Cyclone guidelines | | |
| | 6.3 Connectio | Connecting to Purlins J-bolt/wire | | Purlins to rafters Bolt/Wire | | | Truss elements Welding/Bo | | | | | | Cyclone guidelines | | |
| 7 bearing wall building | 7.1 Open | Control used on sizes | | Control used on location | | | Strengthening around | | | | | | GSDMA guidelines | | |
| | 7.2 Bands | Plinth band Yes/N | Lintel band | Eave band Yes/No | Roof band Yes/ | Gable band Yes/N | Ridge band Yes/No/N | | | | | | Construction Guidelines 11.3, 16.1 | | |
| | 7.3 Vertical bars | At corners of rooms Yes/No/NA | | | At Jambs of openings Yes/No/NA | | | | | | | | Construction | | |
| | 7.4 Stiffening of | RC screed & band Yes/No/NA | | Peripheral band and connectors | | | Diagonal planks and alround band Yes/No/NA | | | | | | Construction | | |

Note: You have to encircle appropriate data/fact or
Give relevant fact/data where option is not given or
Specify particular fact/data where options are not applicable in your case.

Ref: 1. Guidelines for reconstruction and new construction of houses in Kachchh earthquake affected areas of Gujarat - Gujarat State Disaster Management Authority, Govt. of Gujarat - June, 2001.
2. Guidelines for cyclone resistant construction of buildings in Gujarat - Gujarat State Disaster Management Authority, Govt. of Gujarat - December, 2001

## Form 2E: Certificate of Undertaking for Fire Protection Consultant on Record

**(See Regulation No. 3.4, 3.5.5 and Schedule 4a, 4b, 4c)**

To

The Chief Executive Authority / Municipal Commissioner/ Chief Officer

Urban Development Authority / Municipal Corporation/Area Development Authority/Nagarpalika

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/Mm,

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 proposed 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.: Signature: Date:_____

_____

## Form 3: Notice to the Competent Authority of Non-Compliance of Building to Sanctioned Design and Specifications

**(See Regulation Nos. 3.5.1, 3.5.2, 3.5.3, 3.5.4, and 3.5.5)**

To

The Chief Executive Authority / Municipal Commissioner /Chief Officer

Urban Development Authority / Municipal Corporation/Area Development Authority/ Nagarpalika

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/Mm,

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/Supervisor 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.: _____

Signature

: Date: _____

## Form 4: Notice to the Competent Authority of Discontinuation as Person on Record

**(See Regulation Nos. 3.5.1, 3.5.2, 3.5.3, 3.5.4, and 3.5.5)**

To
The Chief Executive Authority / Municipal Commissioner/Chief Officer
Urban Development Authority / Municipal Corporation/ Area Development Authority/ Nagarpalika

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/Mm,

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/Supervisor 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.: _____
Signature:
Date: _____

## Form No. 5. Application for Development Permission for Building

See Regulation No. 4.1.1

**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 G.P.M.C. Act, 1949.

Owner's/ Applicant's

To,
The Chief Executive Authority/Chief Officer/Municipal Commissioner,
Urban/ Area Development Authority/ Nagarpalika/Municipal Corporation

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:_____(pl Specify the license number and date of expiry)

b) The structural report, details and drawings are to be prepared and supplied by Registered Structural Engineer:_____ (pl Specify the license number and date of expiry)

c) The site supervision of the construction work will be done by Registered Clerk of Work (if Applicable):_____ (pl Specify the license number and date of expiry)

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

| | 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 | Ward | |
| 2.7 | Zone | |
| 2.8 | Details of Approval before taken. | |
| **3** | **Type of Case for Application** | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 3.1 | New / Revision/ Reopen/ Renewal/ Addition/Alteration | | | | | |
| **4** | **Land Occupancy Type Existing** | **Tick** | **Land Occupan** | | | **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 | | | 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 | | | | | |
| | Water Supply | Available by Local | | | | Bore Well |
| 5.6 | Water Supply Facility in Building-unit | | | | | |
| | Drainage | Available by Local | | | | Not Available |
| 5.7 | Drainage Facility in Building-unit | | | | | |
| | Storm Water | City Network | | | | Percolation Pit/ Percolating Well/ Recharge Pit |
| 5.8 | Storm Water Facility in Building-unit | | | | | |
| | Solid Waste Disposal | AMC/ A/ Local | | | | None |
| 5.9 | Solid Waste Disposal Facility in Building-unit | | | | | |
| | Electricity | Available by Torrent/ GEB/Other | | | | None |
| 5.10 | Electricity facility in Building-unit | | | | | |
| **6** | **Land-Use Details** | | | | | |
| **A** | **Existing Use** | **Details** | | | | |
| | **Use** | Use Sub- | Total Units | Max. No .of | Max. Building | Total Built-up Area |
| 6.1 | Residential | | | | | |
| 6.2 | Commercial | | | | | |
| 6.3 | Mixed Use | | | | | |
| 6.4 | Industrial | | | | | |
| 6.5 | Others (please specify) | | | | | |
| **B** | **Proposed Use** | **Details** | | | | |
| 6.6 | Residential | | | | | |
| 6.7 | Commercial | | | | | |
| 6.8 | Mixed Use | | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 6.9 | Industrial | | | | | |
| 6.1 | Others (please specify) | | | | | |

Attachments: Annexure as above regulation

## Form 5A: Application for Development Permission for Brick-kiln, Mining and Quarrying

**FORM NO. C(a)**

**(See Rule -9 and Regulation No. 4.1.1)**

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/Chief Officer

Urban Development Authority / Municipal Corporation/Area Development Authority/ Nagarpalika

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.

| **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 Details - Legal | |
| | 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 2021) | |
| | Zone (After DP 2021) | |
| | 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.mt).<br>Indicate the same on site plan | |
| 9 | Mention the proposed area to be used. (sq.mt) 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 | |

Attachments: Annexure as per regulations

Signature of
Owner/Developer or

## Form 6A: Area Statement for Buildings

**(See Schedule 4a)**

| **FORM 6A: AREA STATEMENT** | | | | | |
|---|---|---|---|---|---|
| **Area Statement For Land** | | | | | |
| **No** | **Title** | **Details (Area in sq.mt)** | | **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/Und | | | | |
| B.3 | Area- not in | | | | |
| B.4 | Other | | | | |
| **C** | **Net Area** | | | | |
| **EXISTING** | | | | | |
| **No** | **Title** | **Details (Area in sq.mt/ Nos./ mt)** | | **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 Consumed | | | | |
| 8 | Ground Coverage | | | | |
| **8** | **Use** | **Use Sub-type** | **Total Built- up Area (in** | **No of Units** | **Drawings Provided Yes/ No** |

| | | | | | |
|---|---|---|---|---|---|
| | **Existing Use - as per old DP** | | | | |

| | | | | | |
|---|---|---|---|---|---|
| 8.1 | Residential | | | | |
| 8.2 | Commercial | | | | |
| 8.3 | Mixed Use | | | | |
| 8.4 | Industrial | | | | |
| 8.5 | Others (please specify) | | | | |
| 8.6 | Total | | | | |
| **9** | **Floors** | **Numbers of Units** | **Floor Area/ Built-up Area /FSI (in** | **Payment FSI (in sq.mt)** | |
| Provide Details for individual Building | | | | | |
| 9.1 | Hollow Plinth | | | | |
| 9.2 | Ground Floor | | | | |
| 9.3 | Typical Floor | | | | |
| 9.4 | Floors other than Typical Floor | | | | |
| 9.5 | Total | | | | |
| 9.6 | Total of all buildings | | | | |
| 9.7 | Building | Building Height in mt | Number of Floors | | |
| **10** | **Dwelling Units** | **Numbers of Units** | **Total Unit Area (in sq.mt)** | **Details of unit area (Size)of Individual Unit (in sq.mt)** | |
| Provide Details for individual Building | | | | | |
| 10.1 | 1BHK | | | | |
| 10.2 | 2BHK | | | | |
| 10.3 | 3BHK | | | | |
| 10.4 | 4BHK | | | | |
| 10.6 | More than 4BHK | | | | |
| 10.7 | Others (eg. Studio units, penthouse etc.) | | | | |
| 10.8 | Other than Dwelling Units | | | | |
| 10.9 | Total | | | | |
| 10.10 | Total of all buildings | | | | |
| **11** | **Basement** | **Number of Basement** | **Area per Basement (in sq.mt)** | **Total Basement Area** | |
| 11.1 | Basement 1:Area | | | | |
| 11.2 | Basement 2: Area | | | | |
| 11.3 | Others | | | | |
| **Existing Area Statement For Parking** | | | | | |

| 12 | Parking | Area (in sq.mt) | Percentage (%) |
|---|---|---|---|
| 12.1 | Area under parking (including visitors parking) | | % of Total Built-up Area |
| 12.2 | Visitors Parking | | % of Total Parking Area |

| PROPOSED | | | | | |
|---|---|---|---|---|---|
| **No** | **Title** | **Details (Area in sq.mt/ Nos./ mt)** | | **Supporting Documents Provided Yes/ No/ Not required** | |
| | | Required | Provided | | |
| 13 | Common Plot | | | | |
| 13.1 | Additional 6% for Thick Plantation | | | | |
| 13.2 | No. of Percolation Wells | | | | |
| 13.3 | No. of Trees | | | | |
| 14 | Width of Margin- Road Side | | | | |
| 14.1 | Width of Margin- Other than Road Side | | | | |
| 14.2 | Total Margin Area | | | | |
| 15 | Internal Road Width | | | | |
| 15.1 | Internal Road Area | | | | |
| 16 | Built-up Area in Common Plot | | | | |
| 16.1 | Built-up Area in Margins | | | | |
| 17 | Total Developable Area | | | | |
| 18 | Permissible FSI - Base (as per new DP) | | | | |
| 18.1 | Permissible FSI - Chargeable | | | | |
| 18.2 | FSI Utilised | | | | |
| 19 | Ground Coverage | | | | |
| **20** | **Proposed Use (as described in Section C - 9.3 Use Classification Table)** | **Use Sub-type** | **Built-up Area (in sq.mt)** | **No of Units** | **Drawings Provided Yes/ No** |
| 20.1 | Dwelling | | | | |
| 20.2 | Mercantile | | | | |
| 20.3 | Business | | | | |
| 20.4 | Educational | | | | |
| 20.5 | Assembly | | | | |
| 20.6 | Institutional | | | ——— | ——— |
| 20.8 | Religious | | | | |
| 20.9 | Hospitality | | | ——— | ——— |
| 20. 10 | Sports & Leisure | | | | |
| 20.11 | Parks | | | | |

| | | | | | |
|---|---|---|---|---|---|
| 20.12 | Service Establishment | | | | |
| 20.13 | Industrial | | | | |
| 20.14 | Storage | | | | |
| 20.15 | Transport | | | | |
| 20.16 | Agriculture | | | | |
| 20.17 | Temporary Use | | | | |
| 20.18 | Public Utility | | | | |
| 20.19 | Public Institutional | | | | |
| 20. 20 | Total | | | | |
| **21** | **Floors / Levels** | **Numbers of Units** | **Floor Area/ Built-up Area /FSI (in sq.mt)** | **Payment FSI (in sq.mt)** | |
| Provide Details for individual Building | | | | | |
| 21.1 | Basement | | | | |
| 21.2 | Hollow Plinth | | | | |
| 21.3 | Ground Floor | | | | |
| 21.4 | Typical Floor | | | | |
| 21.5 | Floors other than Typical Floor | | | | |
| 21.6 | Total | | | | |
| 21.7 | Total of all buildings | | | | |
| **22** | **Dwelling Units** | **Numbers of Units** | **Total Unit Area (in sq.mt)** | **Details of unit area (Size) of Individual Unit (in sq.mt)** | |
| Provide Details for individual Building | | | | | |
| 22.1 | 1BHK | | | | |
| 22.2 | 2BHK | | | | |
| 22.3 | 3BHK | | | | |
| 22.4 | 4BHK | | | | |
| 22.5 | More Than 4BHK | | | | |
| 22.6 | Others (eg. Studio units, penthouse etc.) | | | | |
| 22.7 | Other Than Dwelling Units | | | | |
| 22.8 | Total | | | | |
| 22.9 | Total of all buildings | | | | |
| **23** | **Building** | **Building Height In meters** | | **Number of Floors** | |
| **PROPOSED AREA STATEMENT FOR PARKING** | | | | | |
| **24** | **Parking** | **Area (in sq.mt)** | | **Percentage (%)** | |
| 24.1 | Parking Area required as per Regulation (please specify in % as well as area) | | | % of Total Built-up Area | |

| | | | | |
|---|---|---|---|---|
| 24.2 | Proposed Parking Area (please specify in % as well as area) | | | % of Total Built-up Area |
| 24.3 | Visitors parking area required at Ground Level (please specify in % as well as area) | | | % of Total Parking Area |
| 24.4 | Visitors parking area provided at Ground Level (please specify in % as well as area) | | | % of Total Parking Area |
| **25** | **Parking** | **Area (in sq.mt)** | **No. of Parking spaces for** | **No. of Parking spaces for 4-wheelers** |
| 25.1 | Proposed Parking on Ground Level (including Hollow Plinth) | | | |
| 25.2 | Proposed Parking on Basement Level | | | |
| 25.3 | Proposed Parking on levels above Hollow Plinth | | | |
| 25.4 | **Total** | | | |

**Build-to-line**

* BUILDING-UNIT (PLOT) AS MENTIONED IN LOCAL AREA PLAN, PLEASE PROVIDE THE FOLLOWING DETAILS.

| | | |
|---|---|---|
| 1 | Length of Build-to-Line | **in meters** |
| 2 | Length of Build-to-Line co-inciding the front façade of the building | **in meters** |
| 3 | Percentage of length of Build-to-line co-inciding the front façade of the building | **%** |

Proposal Details

Description of proposed property

| **List of Drawings** | **No. of Copies** | **North** | **Scale of drawing** | **Remarks** |
|---|---|---|---|---|
| Plans | | | | |
| Layout Plan | | | | |
| 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 4B)**

<table>
<tr><td></td><td>A</td><td>Area Statement</td><td>Sq Mts.</td><td colspan="3"></td></tr>
<tr><td rowspan="9">For Subdivision/<br><br>Amalgamation/ Layout of Land</td><td rowspan="3">1.</td><td>Area of Plot/Plots</td><td></td><td colspan="2">I. List of Drawing</td><td>No.</td></tr>
<tr><td>Internal Road Area</td><td></td><td colspan="2" rowspan="3"></td><td rowspan="3"></td></tr>
<tr><td>Common plot/ Plots</td><td></td></tr>
<tr><td></td><td>Amalgamated Area ( in case</td><td></td></tr>
<tr><td></td><td>2</td><td>Deduction for :</td><td></td></tr>
<tr><td></td><td>(a) Proposed roads</td><td></td><td colspan="2" rowspan="4">II.Ref. & Description of Last approved plans if any</td><td>Date</td></tr>
<tr><td></td><td>(b) Any reservation</td><td></td><td rowspan="3"></td></tr>
<tr><td></td><td>(c) Not in Possession</td><td></td></tr>
<tr><td></td><td>(d) Other</td><td></td></tr>
<tr><td rowspan="6">SITE PLAN [under regulation no. 2.3 IV and VI (a)]<br>Layout Plan [under regulation no.</td><td></td><td>Total : (a+b+c+d)</td><td></td><td colspan="3"></td></tr>
<tr><td>3</td><td>Net area of plot (1-2)</td><td></td><td colspan="3"></td></tr>
<tr><td>4.</td><td>(in case of Sub Division) Common plot/ Plots Internal Roads</td><td></td><td colspan="3" rowspan="3">III. Description of proposed development and property</td></tr>
<tr><td>5</td><td>Balance area of S</td><td></td></tr>
<tr><td></td><td>Permissible F.S.I.</td><td></td></tr>
<tr><td></td><td>Total Built-up area</td><td></td><td colspan="3">IV.</td></tr>
<tr><td></td><td></td><td>Existing floor area</td><td></td><td>North line</td><td>Scale</td><td>Remarks</td></tr>
<tr><td rowspan="4"></td><td rowspan="4"></td><td>F.S.I.</td><td rowspan="4"></td><td></td><td></td><td></td></tr>
<tr><td>Notes :</td><td></td><td></td><td></td></tr>
<tr><td rowspan="3"></td><td colspan="3">V. Certificate</td></tr>
<tr><td colspan="3">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.<br>Architect/Engineer Signature.</td></tr>
<tr><td colspan="3">VI. Signatories</td></tr>
<tr><td></td><td></td><td></td><td></td><td colspan="3">Signatory, Name and address with</td></tr>
<tr><td></td><td></td><td></td><td></td><td colspan="3">Regn. No.</td></tr>
<tr><td></td><td></td><td></td><td></td><td colspan="3">Owner/ Developer/</td></tr>
</table>

| | | | | |
|---|---|---|---|---|
| | | | | Architect/ |
| | | | | Engineer/<br>Clerk of works/ Site supervisor |

## Form 7: Grant/Refusal of Development Permission

**(See Regulation No. 4.1.5, 4.2.5, 4.3.5)**

### 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 Gujarat 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 /Chief Officer
Urban Development Authority / Municipal Corporation /Area Development Authority/ Nagarpalika

## Form 8: Application for Revising Development Permission

**(See Regulation No. 4.2.1)**

To
The Chief Executive Authority / Municipal Commissioner/Chief Officer
Urban Development Authority / Municipal Corporation / Area Development Authority/ Nagarpalika

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/Mm,

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 General Development Control 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.4.3.1)**

To
The Chief Executive Authority / Municipal Commissioner /Chief Officer
Urban Development Authority / Municipal Corporation /Area Development Authority/ Nagarpalika

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/Mm,

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 General Development Control 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. 5.1.1)**

To

The Chief Executive Authority / Municipal Commissioner/Chief Officer

Urban Development Authority / Municipal Corporation /Area Development Authority/ Nagarpalika

File No: _____

Dated: _____

Proposed building: _____

(Title of the work)

Plot No.: _____Area of the Plot:_____

Address and location of proposed building: _____

_____

Sir/Mm,

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: _____ Tel. No.:

Registration No.:

Address: _____ Signature:

_____ Date:

Tel. No.: _____

Signature:

Date: _____

Name of the SEOR: _____

Registration No.: _____

Address: _____

_____

Name of the Owner/Developer: _____
Address: _____

Tel. No.: _____
Signature:
Date: _____

Name of the COWOR: ___
Registration No.: _____
Address: _____

Tel. No.: _____
Signatur
e: Date: _____

## Form 11: Notice of Progress of Construction

**(See Regulation No. 5.5.3)**

To

The Chief Executive Authority / Municipal Commissioner /Chief Officer

Urban Development Authority / Municipal Corporation Area Development Authority/ Nagarpalika

File No: _____

Dated: _____

Proposed building: _____

(Title of the work)

Plot No.: _____Area of the Plot:_____

Address and location of proposed building: _____

Sir/Mm,

This is to notify you that the construction of the proposed building has reached the following stage:

| No | Stage | Date |
|---|---|---|
| 1. | Plinth level | |
| 2. | Ground Floor | |
| 3. | Middle storey | |
| 4. | Last storey | |

The construction of the building is in compliance with the sanctioned drawings and the General Development Control 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 Owner/Developer:_____
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 :

## Form 12: Notice of Completion of Construction and Compliance Certification

**(See Regulation No.6.1.1**Error! Reference source not found.**)**

To

The Chief Executive Authority / Municipal Commissioner /Chief Officer

Urban Development Authority / Municipal Corporation /Area Development Authority/ Nagarpalika

File No: _____

Dated: _____

Proposed building: _____

(Title of the work)

Plot No.: _____Area of the Plot: _____

Address and location of proposed building: _____

Sir/Mm,

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 General Development Control 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 Owner/Developer: _____
Address: _____
_____
Tel. No.: _____
Signature:
Date: _____

Name of the SEOR: _____
Registration No.: _____
Address: _____
Tel. No.: _____
Signature:
Date: _____

Name of the AOR/EOR: _____
Registration No.: _____
Address:
Tel. No. : _____
Signature: _____
Date:

## Form 13: Application for Building Use Permission

**(See Regulation No.** Error! Reference source not found.**)**

To

The Chief Executive Authority / Municipal Commissioner/Chief Officer

Urban Development Authority / Municipal Corporation/Area Development Authority/ Nagarpalika

File No: _____

Dated: _____

Proposed building: _____

(Title of the work)

Plot No.: _____Area of the Plot: _____

Address and location of proposed building: _____

Sir/Mm,

This is to notify you that the proposed building/ part of the building has been completed in compliance with the sanctioned drawings and the General Development Control 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, Ahmedabad, 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 mt.

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.** Error! Reference source not found.**)**

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 **Error! Reference source not found./Error! Reference source not found.** 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 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/ Chief Officer

## Form 15: Structural Inspection Report

(Maintainance of Building - See Schedule 17)

(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)

| 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<br>ƒ Load bearing walls<br>ƒ R.C.C frame<br>ƒ R.C.C frame and Shear walls<br>ƒ Steel frame | | |
| 10. | Soil data<br>ƒ Type of soil<br>ƒ Design safe bearing capacity<br>ƒ Any change subsequent to construction<br>ƒ Any open excavation pit<br>ƒ Any water body near by<br>ƒ Proximity of drain<br>ƒ Underground water tank<br>ƒ Outlets of rain water pipes<br>ƒ Settlements | | IS: 1893 Cl. 6.3.5.2<br>IS: 1904 |

| (a) Function | (b) Framed construction | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | **Residence (with or without shops** | **Apartments (with o r Without** | **Office Bldg.** | **Shoppin g centre** | **School, College** | **Hostel** | **Audit- oria** | **Factory** |
| | **1** | **2** | **3** | **4** | **5** | **6** | **7** | **8** |
| A. Loa d bearing masonry | | | | | | | | |
| B. Frame | | | | | | | | |
| 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 causes | | |
| 3. | Any cracks in columns | | |
| | Extent of cracks | | |
| | Probable causes | | |
| 4. | Any cracks in slab | | |
| | Extent of cracks | | |
| | Probable causes | | |
| | Spilling of concrete or plaster of slab | | |
| | Corrosion of Reinforcement | | |
| 5. | Cover Spell | | |

| Part 3 Reinforced Concrete framed buildings | | | |
|---|---|---|---|
| | **Description** | **Information** | **Notes** |
| 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: _____

## Form 16: Fire Safety Certificate

**(See Regulation, Schedule 17)**

To
The Chief Executive Authority / Municipal Commissioner /Chief Officer
Urban Development Authority / Municipal Corporation/Area Development Authority/ Nagarpalika

Existing Building: _____

Survey No.:_____City Survey No.:___

Block No. :_____Final Plot No.: _____

Sub Plot / Property No.: _____

Address and location of existing building: _____

_____

Name of Owner: _____

Type of Structure: _____

Sir/Mm,

I am currently registered as Fire Protection Consultant on Record for the above building.

This is to notify that I have inspected the above building on _____and to the best of my knowledge; I certify that the fire safety of the building has not been compromised due to lack of maintenance.

Name of the FPCOR: _____
Registration No.: _____
Address: _____

_____
Tel. No.: _____

Signature:
Date: _____

## Form 17: Undertaking for Built up area up to 125.00sq.mt.

**(See Regulation no. 2.8.1)**

**AFFIDAVIT**

I, under signed Shri/Smt/Kum. ..... Engineer/Architect having Registration No. ..... is appointed by the owner. I hereby certify that, for the development on land bearing revenue survey No./Block No./City Survey No. ..... of Village ..... T.P.Scheme No. ..... O.P.No. ..... F.P. No. ..... . Designated as ..... zone in the development plan of ..... Area/Urban Development Authority. The brief of proposed construction the specified here under. I have scrutinized the plans, documents and other information to be submitted for getting the development permission of a residential unit. I have, after due diligence and proper inquiry found to be in compliance with the regulations. I hereby affirm and allow the owner to commence the construction of building from ..... on the aforesaid land with the following conditions. Further I certify that, for the aforesaid development the layout is sanctioned, a valid Non Agriculture Permission is issued by relevant authority, the built-up area does not exceed 125 sq.mt. and the existing building is owned by the single owner and for which the permission is issued by the competent authority.

I have verified all documents and found to be authentic. I further assure that the owner shall:

a. comply all regulations required for safety,
b. carryout the work as per the attached plan which is as per the sanctioned General Development Control Regulations(GDCR), Rules, Regulations, Standing Orders issued by competent authorities.
c. submit the plans as per regulation before the commencement of the work.

I understand that in case any of the aforesaid conditions/permission/responsibilities are not complied then the competent authority reserves the right to revoke my registration and forfeit my security.

I, Shri/Smt/Kum. ..... under signed owner of the above mentioned Land/building hereby declare that the undersigned architect/engineer is appointed by me and is authorized to make representation/application with regard to aforesaid development to any of the authorities. I further declare that I am aware of all the action taken or representation made by the architect/engineer authorized by me. I further declare that during construction I will appoint supervisor/clerk of works as required under regulations. Also I submit that I abide to remove whole or part of the construction, at my cost and risk and as advised by the competent authority or architect/engineer.

If any deviation will found by the supervisor or any person of the concerned authority, I and the owner abide to remove whole/partial construction as shown by authority within stipulated time given by concerned authority at my risk and cost. I agree that, I and the owner will not challenge any of the action/decision of the concerned authority in this regards.

| | |
|---|---|
| Name of architect/engineer : .....<br>Registration No. .....<br>Address : .....<br>Tel. No. ..... | Name of Owner : .....<br>Address : .....<br>.....<br>Tel. No. ..... |

| | |
|---|---|
| e-Mail ID .....<br>Signature .....<br>Date : ..... | e-Mail ID .....<br>Signature .....<br>Date : ..... |

## Form 18: Certificate of Undertaking for Person on Record

**(See Regulation No. 3.4, 3.5.1 and Schedule 4a, 4b, 4c)**

To
The Chief Executive Authority / Municipal Commissioner/Chief Officer
Urban Development Authority / Municipal Corporation/Area Development Authority/Nagarpalika

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/Mm,
I am currently registered as Person on Record with the Competent Authority.

I hereby certify that I/we have appointed the following signing person, who are registered as the Person on Record to prepare the plans, sections and details, structural details, supervision as required under the Development Regulations for the above mentioned project and that I/We person on record have prepared and signed the same as responsibilities mentioned in these regulation and that the execution of the project shall be carried out under as a responsible person/s on record direction and supervision of supervisor or owner, as per the approved drawings, and details given by structural engineer on record. I/we am/are fully conversant with the provisions of the Regulations, which are in force, and about my/our duties and responsibilities under the same and I/we undertake to fulfill them in all respects, except under the circumstances of natural calamities.

Signature of Owner with date_____
Name in Block Letters_____
Address:

Signature of Engineer and, or Structural Engineer with date_____
Address:

Signature of Developper with date_____
Name in Block Letters_____
Address:

Signature of Architect and, Engineer with date_____
Address: