

## **1. PREAMBLE**

In pursuance of the provisions contained in clause (m) of subsection (2) of section 12 and clause (c) of subsection (2) of section 13 of the Gujarat Town Planning and Urban Development Act 1976 the Vadodara Urban Development Authority hereby makes the following Regulations.

### **1.1 SHORT TITLE-EXTENT AND COMMENCEMENT**

- 1.1.1 These Regulations may be called the Second Revised General Development Control Regulations, 2006 of the Second Revised Development Plan of VUDA (including Vadodara Municipal Corporation Area.)
- 1.1.2 These Regulations shall come into force on and from the date prescribed in the notification of sanction of the development plan.
- 1.1.3 Subject to the provisions of the Gujarat Town Planning and Urban Development Act-1976, these Regulations shall apply to all the developments in the Urban Developments Area including Vadodara Municipal Corporation area notified under sub-section (2) of section 22 of the Act vide Gujarat Government, Panchayat, Housing and Urban Development Department Notification No. GHB/22/UDA/1177/646(4)-Q(2) Dt: January 30, 1978 as may be modified or amended from time to time.
- 1.1.4 The General Development Control Regulations 1994 of VUDA are hereby Modified, Revised and Replaced by these Regulations.

#### **SAVINGS:**

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.

## 2. DEFINITIONS.

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

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

### 2.1. ACT

Means the Gujarat Town Planning and Urban Development Act, 1976 (President Act No. 27 of 1976) and B. P. M. C. Act 1949 or Local Acts as stated in the context.

### 2.2. ADDITIONS AND / OR ALTERATIONS:

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

### 2.3. ADVERTISING SIGN / HOARDING:

Means any surface or a structure with character, letter or illustration, applied there to and displayed in any manner whatsoever out of doors for the purpose of advertising giving information regarding or to attract the people 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, hoarding or displayed any space or in or over any water body included in the limits of notified area of Competent Authority.

### 2.4. AIR – CONDITIONING:

Means the process of treating air to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of an enclosed space.

### 2.5. AMENITIES:

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

### 2.6. APARTMENT / FLATS:

Apartment / Flats shall mean residential dwelling unit constructed in a detached or semi-detached manner being designed as Ground Floor plus more upper floors and constructed as-separate dwelling unit with common staircase.

### 2.7. AUTOMATIC SPRINKLER SYSTEM:

Means an arrangement of pipes and sprinklers, automatically operated by heat and discharging water on fire, simultaneously and audible alarm.

### 2.8. BASEMENT OR CELLAR:

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

### 2.9. BUILDING:

Means all types of permanent building defined in (a) to (r) below, but structure of temporary nature like tents, hutment as well as shamianas erected for temporary purposes for ceremonial occasions, with the permission of the Competent Authority, shall not be considered to be “building”.

- a. Assembly building means a building or part thereof where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purpose.

“Assembly building” include buildings of drama and cinema theaters, city halls, town halls, auditorium, exhibition halls, museums, “marriage hall”, “skating rings”, gymnasium, stadium, restaurants, catering or boarding houses, place of worship, dance halls, clubs, gymkhanas, road, air, sea or other public transportation stations and recreation piers.

- b. “Business building” means any building or part thereof used for transaction of record therefore, offices, banks, all professional establishments, court houses classified as business buildings if their principal function is transaction of business and/or keeping of books and records.
- c. “Detached building” means a building with walls and roofs independent of any other building and with open spaces on all sides.
- d. “Semi-Detached Building” means a building detached on three side with open spaces as specified in these Regulations.
- e. “Educational building” means a building exclusively used for a school or college, recognized by the appropriate Board or University, or any other Competent Authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental there to such as a library or a research institution. It shall also include quarters for essential staff required to reside in the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not.
- f. “Hazardous building” means a building 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 or explosive enabatuibs.
  - 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 capable of spontaneous ignition.
- g. “Industrial building” means a building 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.
- h. “Institutional building” means a building constructed by Government, Semi-Government organizations, public sector undertakings, registered Charitable Trusts for their public activities, such as education, medical, recreational and cultural, hostel for working women or men or for an auditorium or complex for cultural and allied activities or for an hospital care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes dharamshalas, hospitals, sanatoria, custodian and penal institutions such as jails”, prisons, mental hospitals, houses of correction, detention and reformatories building constructed for the promotion of Tourism such a, stared hotels, clubs, golf course, sport stadium and all activities of Tourist Unit as may be declared by Government from time to time.
- i. “Mercantile building” means a building or part thereof used as shops, stores or markets for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.
- j. “Low Rise Building”, shall mean a building having height upto 16.50 mts, and having ground floor plus four floors. However hollow plinth upto 2.80 mt and parapet on terrace upto 1.50 mt. shall not be counted.
- k. “High rise building” shall mean building other than mentioned in 2.9 (j) “ low rise building”. Provided the maximum permissible height shall not exceed 40.00 mts.

- l. "Office building" (promises), means a building or premises or part thereof whose sole of principal use is for an office or for office purposes or clerical work. "Office purposes" includes the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation, and clerical work" includes writing, book-keeping sorting papers, typing, filing, duplicating, punching cards or taps, machines calculations, drawing of matter for publication and editorial preparation of matter for publication.
  - m. "Public Building" means a building constructed by Government, Semi-Government organizations, public sector under-taking, registered Charitable Trust or such other organizations for their non-profitable public activities.
  - n. "Residential Building" 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, lodging or boarding houses, hostels, dormitories, apartment houses, flats and private garages of such buildings.
  - o. "Special Building" means
    - i. a building solely used for the purpose of a drama or cinema theater, motion picture a drive-in-theater, an assembly hall or auditorium, town hall, lecture hall, an exhibition hall, theater museum, stadium, community hall, marriage hall.
    - ii. a hazardous building;
    - iii. a building of a wholesale establishment;
    - iv. centrally air-conditioned building which exceeds 15 mts. in height, in case where in building is constructed on stilt.
  - p. "Storage Building" means a building or part thereof used primarily for storage or shelter of goods, merchandise and includes a building used as a warehouse, cold storage freight depot, transit shed, store house, public garage, hanger, truck terminal, grain elevator, barn and stable.
  - q. "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,
    - vi. in relation to its existing use constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.
  - r. "Wholesale establishment" means an establishment wholly or partly engaged in wholesale trade and, manufactures wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking warehouses.
- 2.10. BUILDING LINE:** Means the line upto which the plinth of building adjoining a street or an extension of a street or on a future street may lawfully extend and includes the lines prescribed, in any T.P. scheme and/or Development Plan.
- 2.11. BUILDING UNIT:** Shall mean a land/plot or part of land/plot or combination of more than one land/plot as approved by the Competent Authority. Provided 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.
- 2.12. BUILT-UP AREA:** Means the area covered by a building on all floors including cantilevered portion, if any, but except the areas excluded specifically under these Regulations.
- 2.13. BALCONY OR GALLERY :** A horizontal projection including handrail or balustrade to serve as passage or sitting out place and shall not include verandah.



- 2.14. COMPETENT AUTHORITY:** Means any person or persons or Authority or Authorities authorized by the Vadodara Urban Development Authority / Vadodara Municipal Corporation as the case may be to perform such functions as may be specified. Different persons or Authorities may be authorized to perform different functions.
- 2.15. CHIMNEY:** Means a construction by means of which a flue is formed for the purpose of carrying products of combustion to the open air and includes a chimney stack and the flue pipe.
- 2.16. CHHAJJA:** Means a structural overhang provided over opening on external walls for protection from the weather.
- 2.17. CHOWK:** Means a fully or partially enclosed space permanently open to the sky within a building at any level, inner chowk being enclosed on all sides except as provided in Regulation 11 and 12 and an outer chowk having one unenclosed side.
- 2.18. COMBUSTIBLE MATERIAL:** Means the material which when burnt adds heat to a fire when tested for combustibility in accordance with the IS : 3808-1966 Method of Test for Combustibility of Building Material, National Building Code.
- 2.19. CONTIGUOUS HOLDING:** Means a contiguous piece of land in one ownership irrespective of separate property register card/ record of rights.
- 2.20. CORRIDOR:** Means a common passage or circulation space including a common entrance hall.
- 2.21. COURTYARD:** Means a space permanently open to the sky within the site around a structure and paved/concrete.
- 2.22. COMMON PLOT:** Shall mean a common open space exclusive of margins and 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, free of cost.
- On sanction of the development permission, the common plot shall deem to have vested in the society/association of the residents/occupants. In case such society or Association is to be formed, the possession/custody of common plot shall remain with the developer/builder/owner of the building unit until such association/society is formed. The common plot shall not be sold to any other person and it shall not be put to any other use except for the common use of the residents/occupants.
- 2.23. DEVELOPER:** Shall mean the person who is legally empowered to construct or to execute work on a building unit, building or structure, or where no person is empowered, the owner of the building unit, building or structure.
- 2.24. DHARMASHALA:** Means a building used as a place of religious assembly, a rest house, a place in which charity is exercised with religious or social motives, or a place where in a certain section of people have a right of, or are granted, residence without payment or nominal payment.
- 2.25. DRAIN:** Means a system or a line of pipes, with their fittings and accessories such as manholes, inspection chambers, traps gullies, floor traps used for drainage of building or yards appurtenant to the building within the same cartilage. A drain includes an open channel for conveying surface water or a system for the removal of any liquid.
- 2.26. 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.mts. with a minimum side of 2.4 Mts. and a.w.c.

- 2.27. ENCLOSED STAIRCASE:** Means a staircase separated by fire resistant walls and doors from the rest of the building.
- 2.28. EXISTING BUILDING:** Means a building or a structure existing authorised before the commencement of these Regulations.
- 2.29. EXISTING USE:** Means use of a building or a structure existing authorised before the commencement of these Regulations.
- 2.30. EXIT:** Means a passage, channel of means of egress from any building, storey or floor area to a street or other open space of safety; horizontal exit, outside exit and vertical exit having meanings at (i), (ii) and (iii) respectively as under:
- i) “HORIZONTAL EXIT”: - means an exit which is a protected opening through or around a firewall or bridge connecting two or more buildings.
  - ii) “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.
  - iii) “VERTICAL EXIT”: - means an exit used for ascending or descending between two or more levels, including stairways, smoke-proof towers, ramps, escalators and fire escapes.
- 2.31. EXTERNAL WALL:** Means an outer wall of a building not being a party wall even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.
- 2.32. 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.
- 2.33. FIRE AND/OR 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.
- 2.34. FIRE LIFT:** Means a special lift designed for the use of fire service personnel in the event of fire or other emergency.
- 2.35. FIRE PROOF 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.
- 2.36. FIRE 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  $3.2 \text{ kg/cm}^2$  at the topmost level of multi-storey or high rise building.
- 2.37. FIREPUMP – BOOSTER FIRE PUMP:** Means a mechanical/electrical device which boots up the water pressure at the top level of a multi-storied/high-rise building and which is capable of a pressure of  $3.2 \text{ kg/cm}^2$  at the.
- (i) **FIRE RESISTING MATERIAL :** Material which has certain degree of fire resistance. The fire resistance means the time during which it fulfils its functions of contributing to the fire safety stories including the area of all of a building when subjected to prescribed conditions of heat and load. The fire resistance test of structures shall be done in accordance with good practice as defined in National Building Code.
- 2.38. FIRE RESISTANCE:** Means the time during which a fire resistant material i.e. material having a certain degree of fire resistance, fulfills its 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 IS : 3809-1966 Fire Resistance Test of Structure.

- 2.39. 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.
- 2.40. 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.
- 2.41. 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 resisting doors.
- 2.42. FLOOR:** Means the lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor. The floor at ground level with a direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.
- 2.43. FLOOR SPACE INDEX (F. S. I.):** Means quotient of the ratio of the combined gross floor area of the all floors including areas of all walls, except areas specially exempted under these Regulations, to the total area of the plot/building unit.

$$\text{Floor Space Index} = \frac{\text{Total floor area including walls of all floors}}{\text{Plot Area / Building Unit}}$$

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

- (i) Parking spaces without any enclosures and partitions of any kind, with clear height of 2.4 mts. and in case of slabs with beams, height should not exceeds 2.8 mts.
  - (ii) Spaces of hollow plinth with maximum clear height of 2.8 mts. including beams in residential buildings only (not even in mixed development) at ground level without any enclosures/walls and partitions in any form.
  - (iii) Interior open spaces and ducts not covered at any level.
  - (iv) Basement exclusively used for required parking with maximum clear height of 2.8 mts. including beams.
  - (v) Security Cabin upto 4 sq.mts.
  - (vi) Weather shed upto 0.60 mt. width.
  - (vii) Stair case with maximum intermediate landing width equal to the width of stair, maximum landing width at floor level shall be twice the width of stair.
  - (viii) Lift, lift well with lift cabin, stair cabin and a water tank, chimney, elevated water tank, meter room, A/C plant room, generator set room, pump room upto 15 sqmts etc.
  - (ix) Open air space/chowk required under this regulation in Existing rules and Gamtal.
  - (x) 7% of the total basement area used for safe deposit vault.
- 2.44. FLOOR AREA:** Means Built up Area excluding area of walls.
- 2.45. FRONT:** As applied to a plot means the portion facing the road and in case of plot abutting on more than one road, portion facing on the widest road. Incase of road of equal width, the front shall be decided by the Authority.
- 2.46. FOOTING:** Means a foundation unit constructed in brickwork, stone masonry or concrete under the base of a wall column for the purpose of distributing the load over a large area.

- 2.47. FOUNDATION:** Means that part of the structure, which is in direct contact with and transmitting loads to the grounds.
- 2.48. HEIGHT OF BUILDING:** Means the vertical distance measured from the average ground level/ high flood level/plot level and upto the top of the finished level of the top most floor slab in case of flat roofs and upto the midpoint of the height of the slopping roof excluding the genuine stair cabin, water tank and different room. The height of the slopping roof shall be taken as an average height of the relevant floor.
- Note : High flood level shall be decided by Competent Authority.
- 2.49. Existing Nucleus/GAMTAL:** Shall mean all revenue free land as may have designated in the development plan or may have been included by the Govt./Collector within the site of Village, Town or City on or before the date of declaration of intention to make a Town Planning Scheme or publication of Draft Development Plan but shall not include any such other land which may thereafter be included within the site of any village included within the municipal area by the Govt./Collector under the provision of Land Revenue Code.
- 2.50. GROUND LEVEL:** Shall mean the level of the crown of the existing nearest constructed road or existing ground level, whichever is higher as may be decided by Competent Authority.
- 2.51. GARAGE – PRIVATE:** Means a building or a portion thereof designed and used for the parking of private vehicles.
- 2.52. GARAGE – PUBLIC:** Means a building or portion thereof, designed other than as a private garage, operated for gain, designed and/or used for repairing, servicing, hiring, selling or storing or parking motor-driven or other vehicles.
- 2.53. 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, height of such room shall not be less than 2.80 Mts. measured from finished floor to finished ceiling.
- 2.54. HEIGHT OF A ROOM:** Means the vertical distance measured from the finished floor surface to the finished ceiling/slab surface. The height of a room with a pitched roof means the average height between the finished floor surface and the bottom of the eaves and the bottom of the ridge.
- 2.55. HOME OCCUPATION:** Means customary home occupation other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilised in whole or in part for any purpose other than a residential or dwelling use and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighborhood, and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and/or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. "Home Occupation" may also include such similar occupations as may be specified by the Competent Authority and subject to such terms and conditions as may be prescribed.
- 2.56. HAZARDOUS MATERIAL:**
- (i) Means radio active substances.
  - (ii) Material which is highly combustible or explosive and/or which may produce poisonous fumes explosive emanations, or storage, handing, processing or manufacturing of which may involve highly corrosive, toxic, obnoxious alkalis or acids or other liquids;

- (iii) Other liquids or chemicals producing flame, fumes, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition.
- 2.56 (i) I.T.Node : shall mean a node** as designated in the Development plan. The uses permissible in the node as designated in the zoning regulations.
- 2.56 (ii) Knowledge Town ship : shall mean a node as** designated in the Development plan. The uses permissible in this township are as designated in the zoning regulations.
- 2.56 (iii) Medical / Helth Node : shall mean a node as** designated in the Development plan. The uses permissible in this node are as designated in the zoning regulations
- 2.56 (iv) Technology node: shall mean a node as designated in development plan.**
- 2.57. LIFT:** Means a mechanically guided car, platform or transport for persons and materials between two or more levels in a vertical or substantially vertical direction.
- 2.58. LOFT:** Shall mean an intermediate floor between two floor with a maximum height of 1.2 Mts. and which is constructed and adopted for storage purpose. The loft if provided in a room shall not cover more than 30% of the floor area of the room.
- 2.59. MARGIN:** Shall mean space fully open to sky provided at the plot level from the edge of the building wherein built-up area shall not be permitted except specifically permitted projections under this regulation.
- 2.60. MEZZANINE FLOOR:** Shall mean an intermediate floor between two floors overhanging or overlooking a floor beneath.
- 2.61. NEIGHBOURHOOD CENTRE, CIVIC CENTRE AND DISTRICT CENTER:** Neighborhood Center, Civic Center and District center shall include residential as well as other activities such as sectoral shopping center, 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 building such as post office, fire station, police station, religious building and building of public uses.
- 2.61.A NODE:** Means the area for which the authority may prescribe special development control regulations.
- 2.62. NATURAL HAZARD :** The probability of occurrence, within a specific period of time in a given area, of a potentially damaging natural phenomenon.
- 2.63. NATURAL HAZARD PRONE AREAS :** Areas likely to have moderate to high intensity of earthquake, or cyclonic storm, or significant flood flow or inundation, or land slides/mud flows/avalanches, or one or more of these hazards. Note: moderate to very high damage risk zones of earthquakes are as shown in Seismic Zones III, IV and V specified in IS:1893; moderate to very high damage risk zones of cyclones are those areas along the sea coast of India prone to having wind velocities of 39 m/s or more as specified in IS:875(Part 3;) and flood prone areas in river plains (unprotected and protected) are indicated in the Flood Atlas of India prepared by the Central Water Commission.
- 2.64. NON – COMBUSTIBLE:** Means not liable to burn or add heat to a fire when tested for combustibility in accordance with the IS-3808-1966 Method of Test for Combustibility of Building Materials.
- 2.65. OCCUPANCY OR USE:** Means the principal occupancy or use for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies; mixed occupancy building being those in which more than one occupancy are present in different portions of the building.



- 2.66. OPEN SPACE:** Means an area forming in integral part of the plot, left permanently open to sky.
- 2.67. OWNER:** "Owner", in relation to any property. Includes any person 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 any other person or for any religious or charitable institution, the rents or profits of the property; and also includes a mortgaging possession thereof.
- 2.68. PARAPET:** Means a low wall or railing built along the edge of roof of a floor.
- 2.69. PARKING SPACE:** Means an enclosed or unenclosed covered or open area sufficient in size to park vehicles. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.
- 2.70. PARTITION:** Means an interior non-load bearing divider wall one storey or part storey in height.
- 2.71. PERMANENT OPEN AIR SPACE:**  
Means air space permanently open –
- (i) if it is a street,
  - (ii) if its freedom from encroachment is protected by any law or contract ensuring that the ground below it is either a street or is permanently and irrevocably appropriated as an open space.
- In determining the open air space required for construction of a building, any space occupied by an existing structure may, if it is ultimately to become a permanently open air space, be treated as if it were already such a place.
- 2.72. PERMISSION:** Means a valid permission or authorisation in writing by the Competent Authority to carry out development or a work regulated by the Regulations.
- 2.73. PLINTH:** Plinth shall mean the portion of the external wall between the level of the street and the level of the storey first above the street.
- 2.74. PLINTH AREA:** Means the built-up covered area measured at the plinth level at ground.
- 2.74 (i) "PLOT LEVEL"** means the level of plot on which the building is proposed to be constructed.
- 2.75. PORCH:** Means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building.
- 2.76. PUBLIC PURPOSE:** The expression "Public Purpose" includes: -
- i. The provision of village sites, or the extension, planned development or improvement of existing village sites;
  - ii. The provision of land for town or rural planning;
  - iii. 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;
  - iv. The provision of land for a corporation owned or controlled by the state;
  - v. The provision of land for residential purposes to the poor or landless or to persons residing in areas affected by natural calamities, or to persons displaced or affected by reason of the implementation of any scheme undertaken by Government; any local Authority or a corporation owned or controlled by the state;



- vi. The provision of land for carrying out any educational, housing, health or slum clearance scheme sponsored by Government or by any Authority established by Government for carrying out any such scheme or with the prior approval of the appropriate Government by a Local Authority or a society registered under the societies Registration Act, 1860 or under any corresponding law for the time being in force in a state, or a co-operative society within the meaning of any law relating to co-operative society for the time being in force in any state;
  - vii. 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;
  - viii. The provision of any premises or building for locating a public office, but, does not include acquisition of land for Companies.
- 2.77. REAL ESTATE DEVELOPMENT :** Shall mean development undertaken for sale to person other than the one undertaking the development.
- 2.78. REGISTERED ARCHITECT / ENGINEER / STRUCTURAL DESIGNER, CLERK OF WORKS, SITE SUPERVISOR, DEVELOPER:**  
Means respectively a person registered by the Competent Authority for the purpose of this Act as an Architect, Engineer, Structural Designer, Clerk of Works, Site Supervisor, Developer, under these Regulations or any other Act prevailing for the area.
- 2.79. RETENTION ACTIVITY:** Means an activity or use, which is allowed to continue, notwithstanding its non-conforming nature in relation to the use permitted in the adjoining or surrounding area.
- 2.80. RESIDENTIAL USE:** Mean a use of any building unit for the purpose of human habitation only except hotels and hostels like business.
- 2.81. ROAD / STREET:** Means any highway, street, 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 lines.
- 2.82. ROAD / STREET - LEVEL OR GRADE:** Means the officially established elevation or grade of the centre line of the street upon which a plot fronts, and if there is no officially established grade, the existing grade of the street at its mid-point.
- 2.83. ROAD / STREET LINE:** Means the line defining the side limits of a road / street.
- 2.84. "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 or development plan or prescribed road lines by any act or law and measured at right angles to the course or intended course of direction of such road.
- 2.85. SELF USE DEVELOPMENT :** Means development undertaken by an owner for his use.
- 2.86. SERVICE ROAD:** Means a road/lane provided at the front, rear or side of a plot for service purposes.
- 2.87. SHOPPING CENTRE OR COMMERCIAL CENTRE :** Means a group of shops, offices and / or stalls designed to form market-office complex.
- 2.88. SMOKE – STOP DOOR:** Means a door for preventing or checking the spread of smoke from one area to another.
- 2.89. STAIR COVER:** Means a structure with a covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from the weather, and not to be used for human habitation.

- 2.90. 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.
- 2.90 (i) **“SEMI-DETACHED TENEMENT BUILDING”** means a combination of two or more building on adjacent plots with or without common wall and having front and one side abutting on open space or approach road for each building.
- 2.90(ii) **“STALL”** shall mean a shop, floor area of which does not exceed 6.0 sq. mts. and person shall reside.
- 2.91. TENEMENT:** Means an independent dwelling unit with a kitchen, or a cooking space.
- 2.92. TENEMENT BUILDING AND OWNERSHIP FLATS:** Means residential building constructed in a detached manner or as semi-detached building or as row type or cluster type or group housing or as ownership flat in a building unit, each being designed and constructed for separate occupation with independent provision of bath, W.C.etc..
- 2.93. TRAVEL DISTANCE:** Means the distance from the remotest point of a building to a place of safety be it a vertical exit or a horizontal exit or an outside exit measured along the line of travel.
- 2.94. Technology Park :** means the area so designated in the Development plan with special Development Control Regulations.
- 2.95. WATER CLOSET (W.C.):** Means a privy with an arrangement for flushing the pan with water, but does not include a bathroom.
- 2.96. WATER COURSE:** Means a natural channel or an artificial channel formed by draining or diversion of a natural channel meant for carrying storm and wastewater.
- 2.97. WATER COURSE, MAJOR:** Means a water course which carries storm water discharging from a contributing area of not less than 160 hectares, the decision of the Competent Authority on the extent of contributing area being final. A minor watercourse is one, which is not a major one.
- 2.98. WATER TANKS OR TALAV OR POND OR LAKE:** Means natural existing low lying grounds forming a natural water body or wherein rain water gets collected and/or plots designated as Talav under the revised development plan or any other legitimate records.
- 2.99. “WAREHOUSE” OR “GODOWN”:** Mean a building the whole or a substantial part of which is used or intended to be used for the storage of goods whether for storing or for sale or for any similar purpose. It is neither a domestic not a public building, nor merely a shop if so used not a store attached to and used for the proper functioning of a shop.
- 2.100. WINDOW:** Means an opening, other than a door, to the outside of a building, which provides all or part of the required ventilation.
- 2.101. WIDTH OF A STREET:** Means the clear average width of the existing carriage way and footpaths only on which the building or plot line abuts. The average width shall be computed by taking length of street between two extreme points on building unit abutting the street at right angles to the direction of such streets excluding the steps projections, forecourts, open areas of other spaces in front of the building erected or intended to be erected. However in case where a regular line of street is prescribed by the Competent Authority, such width shall be considered for the purpose of computing building height.

**2.102. NATURAL HAZARD :** The probability of occurrence, within a specific period of time in a given area, of a potentially damaging natural phenomenon.

Natural Hazard Prone Areas: Areas likely to have moderate to high intensity of earthquake, or cyclonic storm, or significant flood flow or inundation, or land slides/mud flows/avalanches, or one or more of these hazards.

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

**2.103. NEIGHBOURHOOD CENTRE, CIVIC CENTRE AND DISTRICT CENTER :** Neighborhood Center, Civic Center and District center shall include residential as well as other activities such as sectoral shopping center, 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 building such as post office, fire station, police station, religious building and building of public uses.



### **3. PROCEDURE FOR SECURING DEVELOPMENT PERMISSION.**

#### **3.1. APPLICATION FOR DEVELOPMENT PERMISSION**

Subject to the provisions of Section: 26, 27, 28, 34 & 49 of the Act, any person intending to carry out any development as defined in the Act in any building or in or over any land, within the limits of Development Area in conformity with the Development Plan proposals shall make an application in writing to the Competent Authority in prescribed form No. C or C (a) along with the receipt of the payment of the scrutiny fee, development charges betterment charges, net demand as per sanctioned final T.P. Scheme and other charges and dues if any to be liable under the Act and the regulations.

#### **3.2. SCRUTINY FEE**

A person applying for a permission to carry out any development shall have to pay scrutiny fees along with his application to the Competent Authority / Vadodara Municipal Corporation at the following rates provided that :

##### **3.2.1. BUILT UP AREA**

For low rise building Rs. 3 per sq. mt. of built up area of all floors for the intended residential development or part thereof subject to minimum scrutiny fee of Rs. 300.

3.2.2. For high-rise, commercial, mix development and other than residential use Rs. 5.00 per sq. mt. of Built area of all floors for the intended development or part thereof subject to minimum scrutiny fee Rs. 1000.

##### **3.2.3. Subdivision and amalgamation of land**

- a) Rs. 1.50 per sq.mt. of building unit/plot area for subdivision and amalgamation of all types of development.
- b) Rs. 1.00 per sq.mt. of building unit/plot area for subdivision and amalgamation for agricultural use. Minimum scrutiny fee shall not be less than Rs. 1000.

##### **3.2.4 URBAN CENTRES, RURAL CENTRES AND AREA OUTSIDE URBAN COMPLEX AND FALLING IN AGRICULTURE ZONE ONLY**

50% of the scrutiny fee as mentioned in Regulation No. 3.2.1, 3.2.2 and 3.2.3 for the respective uses and type of dwelling units subject to minimum scrutiny fee Rs. 300.

##### **3.2.5 RENEWAL OF DEVELOPMENT PERMISSION:**

Development permission granted under these regulations shall be deemed to be lapsed, if such development work has not been commenced till the expiry of one year from the date of commencement certificate/development permission. Provided that, the Competent Authority may on application made to it before the expiry of above period (one year) extend such period by a further period of one year at a time by charging Rs.500/- for the application within prescribed time limit and Rs.50/- as penalty for month beyond prescribed time limit for renewal of development permission. The extended period shall in no case exceed three years in the aggregate.

##### **3.2.6 PUBLIC CHARITABLE TRUST:**

Rs. 500 if the intended development is for hospitals, dispensaries, schools or colleges or a place of worship, dharmshala, 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.

### **3.2.7 DEVELOPMENT PERMISSION FOR MINING, QUARRYING AND BRICK KILN OPERATIONS:**

In case of mining, quarrying and brick kiln operations, the scrutiny fees will be as under.

- (i) Mining, quarrying and brick kiln operation. Rs. 500 per 0.4 hectare or part there of and a maximum of Rs. 2500
- (ii) Brick kiln without Chimney. Rs.25 per 0.1 hectare or part there of and a maximum of Rs. 500
- (iii) Processing of lime sagol etc. without construction. Rs. 25 per 0.1 hectare or part there of and a maximum of Rs. 250.
- (iv) Renewal of permission for mining, quarrying Rs. 50 for one year.
- (v) Renewal of permission for brick kiln (without chimney) Rs. 25 for one year.
- (vi) Renewal of permission for processing of sagol, lime etc. without construction's. Rs. 10 for one year.

Note: - Time to time increments may be as decided by the appropriate Authority shall be applicable.

### **3.2.8 SECURITY DEPOSIT:**

The applicant shall deposit and keep deposited as security deposit an amount at the rates mentioned below for the due observance and performance of the conditions of the Development Permission. The amount shall be deposited on intimation before issue of "Development Permission".

1. Rs.3.00 (Rupees three only) per Sq. Mt. of the total built up area of all floors of the proposed development (Constructions).
2. The amount of security deposit shall be paid in cash/cheque/demand draft.
3. Government, semi-Government, local authorities are exempted from this provision.
4. In case of development for place of worship or dharmshala or for any other use which by Charitable Trust registered under the Public Trust Act-1950, the security deposit shall be limited to maximum amount of 1000/- (Rupees One thousand only)
5. These rates are liable to be revised every two years from the date on which these rates come into force.
6. The security deposit shall be refunded without interest within one year after grant of the occupancy certificate.
7. The security deposit shall be forfeited either in whole or in part at the absolute discretion of the Authority for breach of any of the provision of these regulations and conditions of the "Development Permission". Such forfeiture shall be without prejudice to any other right of the Authority.
8. The security deposit shall remain legally valid up to the period of 90 days after the development permission lapses as per section 32 of the Act. On expiry of the said period the security deposit shall be forfeited.

### 3.3 FORMS OF APPLICATION:

Every person who gives notice under relevant section of the Act shall furnish all information in forms and format prescribed under these regulations and as may be amended from time to time by the Competent Authority. The following particulars and documents shall be submitted along with the application.

- I
  - a. The applicant shall submit satisfactory documentary legal evidence of his right to develop or to build on the land in question including extract from the Property Register for city survey lands or an extract from the Record of Rights for Revenue lands or the copy of the index of registered sale deed as the case may be
  - b. He shall also submit a certified copy of approved sub-divisions/layout of final plot from the concerned Authority or latest approved sub-division/layout of city survey numbers or revenue numbers from relevant Authority, as the case may be, showing the area and measurements of the plot or land on which the proposes to develop. Provided that the 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.
- II A certificate of the licensed structural designer in regard to the proposed building shall be submitted under these Development Control Regulations.
- III A site plan (required copies) of the area proposed to be developed to a scale not less than 1:500 as the case may be showing the following details wherever applicable; in the case where plot is more than 10 Hectors, scale shall not be less than 1:1000.
  - i) The boundaries of the plot and plot level in relation to neighboring road level.
  - ii) The positions of the plot in relation in neighboring streets.
  - iii) The name of the streets in which the plot is situated.
  - iv) All the existing buildings and other development exists on or under the site.
  - v) The position of buildings and of all other buildings and construction, which the applicant intends to erect.
  - vi) The means of access from the street to the buildings or the site and all other building and constructions, which the applicant intends to erect.
  - vii) Yards and open spaces to be left around the buildings to secure free circulation of air, admission of light and access.
  - viii) The width of street in front and of the street at the side or rear of the building.
  - ix) The direction of north point relative to the plan of the buildings.
  - x) Any physical feature such as trees, wells, drains, O.N.G.C. well & pipeline, high tension line, railway line.
  - xi) (a) Existing streets on all the sides indicating clearly the regular line for streets if any prescribed under the Act and passing through the building units.



- (b) The location of the building in the plot with complete dimensions.
    - (c) 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 measurement.
  - xii) Area classified for exemption of built-up area calculations.
  - xiii) A plan indicating parking spaces, if required under these regulations.
  - xiv) The positions of the building units immediately adjoining the proposed development.
  - xv) The position of every water closet, privy, urinal, bathrooms, cess pool, well or cistern in connection with building other than those shown in the detailed plan.
  - xvi) 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.
  - xvii) The position and level of the out fall of the drain.
  - xviii) The position of sewer, where the drainage is intended to be connected to sewer.
  - xix) Open spaces required under these Development Control Regulations.
  - xx) Tree plantation required under regulation No. 31.
- IV A detailed plan (required copies) showing the plans, sections and elevations of the proposed development work to a scale of 1:100 showing the following details wherever applicable:
- a) Floor plans of all floors together with the covered, area; clearly indicating the size and spacing of all framing members and sizes of rooms and the position of staircases, ramps and lift wells.
  - b) The use of all parts of the building.
  - c) Thickness of walls, floor slabs and roof slabs with their materials. The section shall indicate the height of building and height of rooms and also the height of the parapet, the drainage and the slope of the roof. At least one section should be taken through the staircase. The position, form and dimensions of the foundation, wall, floor, roofs, chimneys and various parts of the building, means of ventilation and accesses to the various parts of the building and its appurtenances also should be shown in the cross section.
  - d) The building elevation from the major street.
  - e) The level of the site of the building, the level of lowest of building in relation to the level of any street adjoining the cartilage of the building in relation to one another and some known datum or crown of road.
  - f) Cabin plan.
  - g) The north point relative to the plans.
  - h) The forms and dimensions of every water closets, privy, urinals, bathrooms, cesspools, well and water tank or cistern to be constructed in connection with the building.

- i) "One copy of the detailed working drawing including structural details based on the approved building plan along with soil test report shall be submitted before 7 days of commencement of the construction work at site for information and record. The applicant will inform the authority the date for commencement of work"

Provided that 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 to submit such details.

V For high-rise building and for special building like assembly, institutional, industrial storage and hazardous occupancy the following additional information shall be furnished/indicated in the following plans in addition to the items under clause 3.3.

- a) Access to fire appliances/vehicles with details of clear motorable access way around the building and vehicular turning circle.
- b) Size (width) of main and alternate staircase along with balcony approach, corridor, ventilated lobby approach as the case may be.
- c) Location and details of lift enclosures.
- d) Location and size of fire lift.
- e) Smoke stops lobby/door, where provided.
- f) Refuse chutes, refuse chamber, service duct etc. where to be provided.
- g) Vehicular parking space.
- h) Refuse area, if any.
- i) Details of building services, air-conditioning system with position or dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc. where provided.
- j) Details of exits including provision of ramps etc. for hospitals.
- k) Location of generator, transformer and switchgear room where required.
- l) Smoke exhaustor system, if any.
- m) Details of fire alarm system network.
- n) Location of centralized control, connecting all floor air, suite, built-in fire protection arrangements and public address system etc. where required.
- o) Location of dimension of static water storage tank and pump room.
- p) Location and details of fixed fire protection installations such as sprinkles wet risers, house reels, drenchers, CO2 installations etc.
- q) Location and details of first-aid fire fighting equipment / installations.
- r) Location for electric transformer.
- s) Verification

VI In case of layout of land or plot:

- a) A site-plan (in required numbers) drawn to a scale not less than 1:500 showing the surrounding lands and existing access to the land included in the layout plan.
- b) A layout plan (in required numbers) drawn to a scale of not less than 1:500 showing:
  - (i) 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.
  - (ii) Width of the proposed streets and internal roads.
  - (iii) Dimensions and areas of open space provided for under these regulations.
- VII Certificate of undertaking: Certificate in the prescribed form No. 2(a), 2(b), 2(c) and 2(e) by the registered Architect/Engineer/Structural Designer/Clerk of Works/Developers/Owner.
- VIII Full information should be furnished in Form No. 3 and Form No. 4 as the case may be along with the plan.
- IX The applicant shall also obtain copy of N.O.C. From relevant Authority as per Regulation No. 4.2 wherever applicable.
- Note For high rise Buildings, Public Assemble hall, Auditorium, and Industrial buildings, Cinema hall, School Buildings. Commercial Buildings with GF+ 3 Story & above, the Verification from Structural Expert is required. to be Submitted at each stage of Perminission.

### 3.4 GENERAL NOTATION FOR PLAN

The following notation generally shall be used for plans referred to in 3.3; (iii); (iv), (v) and (vi).

Sr. No.	Item	Site Plan	Bldg. Plan
01.	Plot line	Thick black	Thick black
02.	Existing Street	Green	---
03.	Future Street if any	Green dotted	---
04.	Permissible lines	Thick black dotted	---
05.	Open space	No colour	No colour
06.	Existing work	Blue	Blue
07.	Work proposed to be demolished	Yellow Hatched	Yellow Hatched
08.	Proposed work	Red	Red
09.	Work without permission if started on site	Gray	Gray
10.	Drainage and sewerage work	Red dotted	Red dotted
11.	Water supply work	Black dotted	Black dotted

### 3.5 DOCUMENTS TO BE FURNISHED WITH THE APPLICATION

- a) A person who is required under relevant section of the Act to give any notice or to furnish any plans/sections or written particulars by these Development Control Regulations, shall sign such notice, plans, sections or written particulars or cause them to be signed by him and his duly authorised registered Architect, Engineer, Developer etc. as the case may be, such person or authorised registered Architect, Engineer, Developer shall furnish documentary evidence of his Authority. If such notice or other document is signed by such authorised registered Architect, Engineer, Developer it shall state the name and address of the person on whose behalf it has been furnished.
- b) The no objection certificate of registered co-operative society with resolution for specific use is to be submitted only in the case of change of use other than the common purpose of the society.
- c) Any notice or document shall be delivered to the office of the Competent Authority, within such hours as may be prescribed by the Competent Authority.
- d) The forms, plans, sections and descriptions to be furnished under these Development Control Regulations shall all be signed by each of the following persons:
  - i) A person making application for development permission under relevant section of the Act.
  - ii) A person who has prepared the plans and sections with descriptions who may be registered, engineer or an architect.
  - iii) A person who is retained or engaged to supervise the said construction.
  - iv) A person who is responsible for the structural designs of the construction i.e. a structural designer.
  - v) A clerk of works who is to look after the day-to-day supervision of the construction.
  - vi) A Developer.
- e) A person who is engaged either to prepare plan or to prepare a structural design and structural report or to supervise the building shall give an undertaking in Form No. 2 (a), 2 (b), 2 (c) prescribed under these Development Control Regulations.
- f) Every person who under the provisions of the relevant sections of the Act may be required to furnish to the Authority any plan or other documents shall furnish copies (in required numbers) of such plans and other documents and copies (in required) of such documents which he may be called upon to furnish. One copy of each such plan and document shall be returned, on approval, to the applicant duly signed by the Competent Authority of the Authority or authorised officer.
- g) It shall be incumbent on every person whose plans have been approved to submit amended plans for any deviation amounting to increase in built-up area, F.S.I., building height or change in plans, he proposes to make during the course of construction of his building work, and the procedure laid down for plans or other documents here to before shall be applicable to all such amended plans.
- h) It shall be incumbent on every person whose plans have been approved, to submit a completion plan showing the final position of erected or re-erected building in duplicate or in required numbers and one copy of plan to be returned to the applicant after approval.

- i) Approval of drawings and acceptance of any statement, documents, structural report, structural drawings, progress certificate, or building completion certificates shall not discharge the owner, engineer, architect, clerk of works and structural designer, Developer, Owner, from their responsibilities, imposed under the Act, the Development Control Regulations and the laws of tort and local acts.
- j) The landowner shall be hold responsible if any Unauthorized Construction, Addition & Alternation is done without prior permission of competent Authority.
- k) The no objection certificate of registered co-operative society with resolution for specific use is to be submitted.

### **3.6 PLANS AND SPECIFICATIONS TO BE PREPARED BY REGISTERED ARCHITECT/ENGINEER**

The plans and particulars prescribed under regulation No. 3.3 above shall be prepared by a registered architect/engineer. The procedure for registration of architect/engineer shall be as laid down in these regulations.

### **3.7 REJECTION OF APPLICATION:**

If the plans and information given as per regulation No. 3.1, 3.2 and 3.3 do not give all the particulars necessary to deal satisfactorily with the development permission application, the application may be liable to be rejected, assigning the reason of rejection in writing and communicated to the applicant/Architect/Engineer by the Competent Authority.

### **3.8 CANCELLATION OF PERMISSION:**

The development permission if secured by any person by any misrepresentation or by producing false documents, such development permission will be treated as canceled/revoked.

### **3.9 MANDATORY DISCLOSERS :**

- i. Every person applying to carry out any development which is not for individual occupancy shall disclose as per the following,
- ii. Contents of disclosures .
  - a. The ownership title
  - b. Contents of all the affidavits/undertakings/bonds executed for the project which create liabilities.
  - c. All the drawings, design calculations, reports which are sanctioned or otherwise being used for the project.
  - d. All no objection certificate / permissions environment clearance certificate, fire NOC. Airport authority NOC, NA order etc. obtained from various agencies
  - e. Implementation Schedule.
  - f. Responsibilities of the developers.
- iii. Method of disclosures  
Keep open for inspection, all documents mentioned in a above on the site , at the office and on website if any.

## **4. GENERAL REQUIREMENTS FOR DEVELOPMENT**

### **4.1. MARGIN AND / OR SETBACK**

Any plan for the construction of any structure or building or any part thereof should provide setback and margin from the boundary of the plot or the road line as the case may be as required under these regulations. The road line shall be determined as per the maximum width of the road or street proposed under the BPMC Act – 1949 or Development plan proposals or the Town Planning Schemes or any other Local Acts.

### **4.2. DEVELOPMENT OF LAND IN THE DEVELOPMENT AREA**

#### **4.2.1. CONFORMITY WITH OTHER ACTS AND REGULATIONS:**

- (a) Situated and abutting on any of the classified roads of the State Government and the Panchayat shall be regulated and controlled by the Building line and Control line prescribed under the Govt. Department Resolution as amended from time to time.

Provided that the setback for the building line prescribed in the above resolution of the Department and the marginal distances to be kept open or setbacks to be observed from the road side, prescribed in the Development Control Regulations whichever is more shall be enforced (This shall not be applicable in the area falling within Town Planning Scheme area).

- (b) Whose right of user is acquired under the Petroleum Pipelines (Acquisition of right of user in land) Act, 1962 as amended from time to time shall be regulated and controlled according to the provision of the said Act, in addition to these regulations.
- (c) Situated in the vicinity of an oil well installed by Oil & Natural Gas Commission shall be regulated and controlled according to the provision of the Indian Oil, Mines Regulations-1933 in addition to these regulations.
- (d) Situated in the vicinity of the Grid Lines laid by the Gujarat Electricity Board under the Indian Electricity Rules, 1956 shall be regulated and controlled by the horizontal and vertical clear distances to be kept open to sky.
- (e) In restricted/critical zone near the Airport, construction of building shall be regulated as per the provisions of Civil Aviation Department.
- (f) Situated in the vicinity of the Railway Boundary shall be regulated and controlled according to the standing orders/instructions in force of the Railway Authorities and as amended from time to time.
- (g) Situated anywhere in the Development Area shall be subject to provisions of Gujarat Smoke Nuisance Act, 1963.
- (h) Situated anywhere in the Development area shall be subject to provisions of Water (Prevention and Control of Pollution) Act, 1974.
- (i) Situated anywhere in the Development area shall be subject to provisions of Air Pollution Control Act – 1981.
- (j) Situated in the vicinity of the Jail, shall be regulated and controlled according to the standing orders / instructions / manual in force of the Jail Authority and as amended from time to time.



- (k) Situated any where in the Development area shall be subject to provisions of the act related to telecommunication, I. S. R. O., archaeology and conservation / preservation of monuments.
- (l) 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.
- (m) Situated any where in the Development area shall be subject to provisions of the act related to the protected monument or as per the proposals of the Development plan.

#### **4.2.2. REQUIREMENTS OF SITE:**

No land shall be used as a site for the construction of building.

- (a) if the Competent Authority considers that the site is in sanitary or that it is dangerous to construct a building on it or no water supply is likely to be available within a reasonable period of time;
- (b) if the site is not drained properly or is incapable of being well drained;
- (c) if the building is proposed on any area filled up with carcasses, excreta, filthy and offensive matter, till the production of a certificate from the Competent Authority to the effect that it is fit to be built upon from the health and sanitary point of view;
- (d) if the use of the said site is for a purpose which in the Competent Authority's opinion may be a source of danger to the health and safety of the inhabitants of the neighborhood;
- (e) if the Competent Authority is not satisfied that the owner of the building has taken the required measures to safeguard the construction from constantly getting damp;
- (f) if the level of the site is lower than the Datum Level prescribed by the Competent Authority depending on topography and drainage aspects.
- (g) for assembly use, for cinemas, theaters, places of public worship, residential hotels, lodging and boarding houses, unless the site has been previously approved by the Competent Authority and the Commissioner of Police;
- (h) unless it derives access from an authorised street/means of access described in these Regulations;
- (i) for industrial use other than a service industry unless the application is accompanied by a no objection certificate from the appropriate officer of the Industrial Location Policy;
- (j) if the proposed development is likely to involve damage to or have deleterious impact on or is against urban aesthetic or environment or ecology and/or on historical / architectural/ esthetical buildings and precincts or is not in the public interest.
- (k) Under the owner/developer produces a certificate form an expert confirming that the soil is not liable for liquefaction except in cases where adequate protective measures are taken as per the advise of the expert.

The owner/developer/builder shall provide necessary protection for safety for soil liquefaction as per advice and suggestions made by structural engineer based on the report of soil test made by soil testing laboratory. The owner/developer/builder

shall be responsible for getting such reports and identify such protection measures.

- (l) If the proposed development falls in the area liable to storm surge during cyclone except where protection measures are adopted to prevent storm surge damage.

#### **4.3 DEVELOPMENT WORK TO BE IN CONFORMITY WITH THE REGULATIONS**

- a) 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 Town Planning Schemes Regulations, if any, in force the requirement of these regulations shall prevail. Provided relaxation/ special provisions mentioned against respective final plots shall prevail above these regulations.
- b) Change of use: No building or premises should 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.

#### **4.4 DOCUMENT AT SITE:**

- (i) Development Permission: The person to whom a development permission is issued shall during construction, keep –
  - (a) posted in a conspicuous place, on the site for which permission has been issued a copy of the development permission and
  - (b) a copy of the approved drawings and specification referred to in Regulation No. 25 on the site for which the permission was issued.

#### **4.5 INSPECTION:**

##### **(1) Inspection at various stages: -**

The competent Authority at any time during erection of a building or the execution of any work or development, make an inspection thereof without giving prior notice of his intention to do so.

##### **(2) Inspection by Fire Department: -**

For all multi-storied, high-rise and special building the work shall also be subject to inspection by the Chief Fire Officer, or Competent Authority shall issue the occupancy certificate only after clearance by the said Chief Fire Officer / Competent Authority.

##### **(3) Unsafe building: -**

All unsafe building shall be considered to constitute danger to public safety hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Competent Authority, as prescribed in clause 17.23.

In the case of restoration the owners/occupiers shall submit the structures safety certificate in form no.11 to the competent authority after restoration/repairs or strengthening.

**(4) Unauthorised development: -**

In case of unauthorised development, the Competent Authority shall....

- (a) take suitable action which may include demolition of unauthorised works as provided in The Gujarat Town Planning & Urban Development Act, 1976 and the relevant provisions of the Bombay Provincial Municipal Corporation Act, 1949.
- (b) take suitable action against the registered architect / engineer, developer and other, as mentioned in Regulation No. 2.76.

**4.6 GENERAL:**

**(1) KABRASTAN, BURIAL GROUND ETC.**

The land occupied by the graveyards, kabrastans, burial grounds, crematoria and which are marked with green verge in the plan shall not be allowed to be built upon and shall be kept permanently open.

**(2) EDUCATIONAL INSTITUTE.**

No educational institution except K.G., Primary, Secondary schools and higher secondary school shall be permitted within the area of existing nucleus within municipal corporation limits, gamtal of different villages and Railwaypura.

**(3) IMPROVEMENT SHCME.**

No development permission shall be issued for development of area designated for improvement scheme until such scheme is prepared and finalised by the Competent / Appropriate Authority.

**(4) CO-OWNERS CONSENT.**

In cases where the building construction is as per regulations but the co-owners are not giving consent either at the time of building permission or at the time of occupation permission, the Competent Authority may issue permission after giving opportunity of hearing to the co-owners and considering the merits and demerits of individual case.

**(5) WIDTH OF APPROACH AT BRIDGE**

Width of the approach of over-bridge or under-bridge shall not be considered towards width of the road at the time of permitting the height, use development of buildings near the over-bridge or under-bridge.

**4.7 ADDITION TO EXISTING STRUCTURES:**

The addition to any existing structure shall only be permitted unless it complies the provisions of regulation No. 36.1

## **5 DECISION OF THE AUTHORITY.**

### **5.1. GRANT OR REFUSE OF THE PERMISSION APPLICATION**

On receipt of the application for Development Permission, the Competent Authority after making such inquiry as it thinks fit may communicate its decisions granting "With or without conditions including condition of submitting the detailed working drawings/ structural drawings along with soil investigation report and verification from structural expert as the case maybe before the commencement of the work as per clause No.3.3 (IV)(i). or refusing permission to the applicant as per the provisions of the Act. 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 Competent Authority, however, Shall grant exemption for submission of working drawing, structural drawing and soil investigation report in case the Competent Authority is satisfied that in the area where the proposed construction is to be taken, similar types of structure and soil investigation reports are already available on record and application is from an individual owner/developer, having plot of not more than 500 sqmt. in size and for a residential building.

As per the guidelines on "soil testing", if the local site conditions do not require any soil testing or if a soil testing indicates that no special structural design is required a small building having ground + 1 or 2 floors, having load bearing structure, may be constructed.

If the proposed small house is to be constructed with load bearing type masonry construction technique, where no structural design is involved, no certificate from a Structural Designer will be required (to be attached with Form 2-D). However, a 'Special Building Information Schedule' appended herewith, has to be submitted, duly filled in.

On receipt of the application for Development Permission, the Competent Authority after making such inquiry as it thinks fit may communicate its decisions granting or refusing permission to the applicant as per the provisions of the Act. 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 Form No. D and it should be issued by an officer authorised by the Competent Authority in this behalf. Every order granting permission subject to conditions or refusing permission shall state the grounds for imposing such conditions or for such refusal.

The Competent Authority, after making preliminary scrutiny of the plans received, may give preliminary development permission by taking an affidavit from the owner the margin built-up area, internal roads, open spaces, parking and common plots shall be kept as per G.D.C.R. After making final scrutiny of the plans the final development permission may be granted.

Provided at the preliminary development permission shall be valid only for development upto plinth level. For development above plinth level regular development permission shall be taken. Other wise such development shall be considered unauthorized development.

### **5.2. SUSPENSION OF PERMISSION**

Development permission granted under the relevant section of the Act deems, to be suspended in cases of resignation by any of the licenses till the new appointments are made during this period construction shall not be done on the site. Any work on site during this time shall be treated as unauthorized development without any due permission.

### **5.3. GRANT OF DEVELOPMENT PERMISSION**

#### **5.3.1. GRANT OF DEVELOPMENT PERMISSION**

Shall mean acceptance by the Authority of the following requirements:

- i) Permissible built-up area.
- ii) Permissible floor space index.
- iii) Height of a building and its various stories.
- iv) Permissible open spaces enforced under regulations, C.P., Marginal spaces, other open spaces, set backs etc.
- v) Permissible use of land and built spaces.
- vi) Arrangements of stairs, lifts, corridors and parking.
- vii) Minimum requirements of high-rise buildings including N.O.C. from Fire Officer / Fire Safety Consultant as appointed by the Appropriate Authority.
- viii) Minimum requirement of sanitary facility and other common facility.
- ix) Required light and ventilation.

Provided that it shall not mean acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the Authority liable in any way in regard to:

- i. title of the land or building.
- ii. easement rights.
- iii. Variation in area from recorded areas of a plot or a building.
- iv. Structural reports and structural drawings.
- v. Workmanship and soundness of material used in construction of the building.
- vi. Location and boundary of the plot.

#### **5.3.2. SERVICE AND AMENITIES FEES**

Permission for carrying out any development shall be granted by the competent authority only on payment of service and amenities fees for execution of works referred to in clause [(vi)-a] of sub-section (I) of Section 23 of the Act and for provision of other services and amenities at the following rates in Vadodara Urban Development Area as delineated in the Revised Development Plan of UDA. These fees and maintenance charges may be revised on review by competent authority from time to time.

- a) Service and amenities fees shall be levied as under for any development within the Vadodara Urban Development Area excluding agricultural zone, and gamtal.
  - i) Rs.300 per sq. mt. of built up area for the intended development for commercial, Industrial & nodes defined in regulation no. 2.56 (i) to (iv).
  - ii) Rs.150 per sq. mt. of built up area for the intended development for Residential Use-1, Residential Use-2, Residential Use-3, Restricted Residential Use.
  - iii) Rs.50 per sq. mt. of built up area of intended development for schools, colleges, educational institution, charitable trusts, government and semi government building & all other not covered in (i) & (ii) above.

Provided this regulation shall not be applicable in the town planning scheme area and in the approved existing buildings. These fees shall not be liable once the intention of making a town-planning scheme is declared.

- b) However these service and amenities fees shall be adjusted against the net amount to be paid by the owner in the town-planning scheme.

Note :- Above fees to be decided by Competent Authority.

#### 5.4. 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 any one in or around the area during such construction and no liability whatsoever in this regard shall be cast on the Authority.

#### 5.5. RESPONSIBILITIES OF THE APPLICANT

Neither the grant of development permission nor the approval of the plans, drawings and specifications shall in any way relieve the applicant of the responsibility for carrying out the development in accordance with requirement of these regulations.

#### 5.6. DEVELOPMENT WITHOUT PRIOR LEGITIMATE PERMISSION

In cases where development has already started/commenced on site for which development permission in writing of the Competent Authority is not obtained, but where this development on site is in accordance with the provisions of these regulations, the development permission for such work on site without the prior permission may be granted by the Competent Authority on the merits of each individual case. For such development works, over and above such other charges/ fees may be otherwise liable, the additional amount shall be charged on total built up area as per the following rates:

- |   |  |
|---|--|
| 1. Application for development permission is made but development is commenced as per submitted plan. | 5 times of regulations no.3,2,1,to3,2,1  |
| 2. Application is made but development has been commenced but not as per submitted plan.              | 10 times of regulations no.3,2,1,to3,2,1 |
| 3. Application for development permission is not made and development is commenced.                   | 15 times of regulations no.3,2,1,to3,2,1 |
| 4. All other open uses including layout and sub-division of land.                                     | 2 times of regulations no.3,2,3          |

The revised plan showing approvable deviations from approved plan will not be considered as unauthorized construction, if the built-up area remains the same as approved plan. If the area is more than the approved plan then penalty/premium shall be charged on the excess built up area. However, the revised permission should be obtained before applying for occupancy certificate.

**NOTE :-** Minimum additional amount shall be Rs. 1500 for residential and Rs. 5000 for others.



**5.7. DEVIATION DURING COURSE OF CONSTRUCTION**

Notwithstanding anything stated in the above regulations it shall be incumbent on every person whose plans have been approved to submit revised (amended) plans for any deviations he proposes to make during the course of construction of his building work and the procedure laid down for plans or other documents here to before shall apply to all such Revised (amended) plans.

**EXPLANATION : for 5.1 to 5.7 :**

This provision does not entitle the owner or his supervisor to make any deviation in contravention of the provisions of the Act, and these regulations.



## **6 INSPECTION.**

### **6.1 GENERAL REQUIREMENTS**

The building unit intended to be developed shall be in conformity with Regulation No. 4.2.2. Generally all development work for which permission is required shall be subject to inspection by the Competent Authority.

- a) The applicant shall permit authorised officers of the concerned Competent Authority to enter the plot for which the development permission has been sought granted for carrying out development, at any reasonable time for the purpose of enforcing these regulations.
- b) The applicant shall keep during carrying out of development, a copy of the approved plans on the premises where the development is permitted to be carried out.
- c) The applicant shall keep a board at site of development mentioning the Survey No., City Survey No., Block No., Final Plot No., Sub Plot No., etc. name of owner and name of Architect / Engineer / Developer / Owner.

### **6.2 PROCEDURE DURING CONSTRUCTION**

- (a) Recognised stages for progress certificate and checking: -
  - 1) Following shall be the recognised stages in the erection of every building or the execution of every work: -
    - i) Plinth, in case of basement before the casting of basement slab.
    - ii) First storey.
    - iii) Middle storey in case of High-rise building.
    - iv) Last storey.
  - 2) Every person who is empowered/responsible under these Development Control Regulations shall give to the Competent designated officer of the Competent Authority at least four clear days notice in writing of the time at which the work will be ready for inspection. "At each of the above stages, the owner/developer under these Development Control Regulations shall submit to the competent designated officer of the Competent Authority a progress certificate in the given formats (Form Nos. 6 (a) – 6 (d). This progress certificate shall be signed by the Architect, Structural Designer and Supervising Engineer."
  - 3) No person in charge at any stage shall except with previous written permission of the Competent designated officer of the Competent Authority or his authorised representatives, start work before the period of notice mentioned as above expires. If no such written permission is received or if no requisition is issued under any Section of the relevant Act to stop the work or to undo the work up to the time notified under these Development Control Regulations the person in charge shall be at liberty to proceed with the next stage in accordance with given permission and subject to the provisions of the Act, Rules and Development Control Regulations.
  - 4) No person in-charge at any stage shall, except with previous written permission of the Competent Authority, carry out further work after the issue of any requisition of these Development Control Regulations in respect of the any previous stage unless the requisition has been duly complied with and the fact reported to the Competent Authority.

- 5) All progress certificates under these Development Control Regulations shall be in Form No. 6(a) to 6 (d).
- 6) (a) The progress certificate 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 15 sq.mts. in area.
- (b) On receipt of the progress certificate from the owner/developer, it shall be the duty of the competent authority to check any deviation from approved plan and convey decision within 7 days to the owner/developer for compliance. In case of deviation from working drawings or structure design at any stage of construction the owner/developer shall produce necessary certificate from architect/structural designer with certificate that the construction confirms to these regulations. In that case the revised working drawing and structural design shall be submitted in accordance with this regulations.
- (c) Completion Report.
  1. It shall be incumbent on every person whose plans have been approved, to submit a completion report in Form No. 7.
  2. It shall also be incumbent on every person who is engaged under this Development Control Regulations to supervise the erection or re-erection of the building, to submit the building completion certificate in Form No. 8 prescribed under these Development Control Regulations.
  3. No completion report shall be accepted unless completion plan is approved by the Competent Authority.
- (d) The final inspection of the work shall be made by the concerned Competent Authority within 21 days from the date of receipt of notice of completion report.

### **6.3 OCCUPANCY CERTIFICATE**

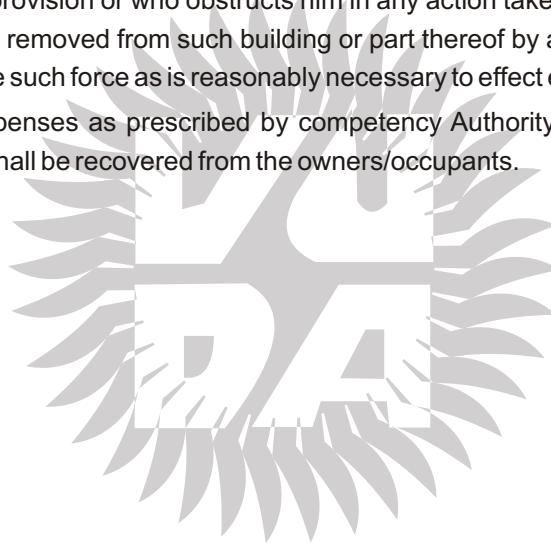
The applicant shall obtain occupancy certificate from the Competent Authority prior to any occupancy or use of development so completed.

### **6.4 ILLEGAL OCCUPATION OF BUILDING**

- (a) Notwithstanding the provision of any other law to the contrary the Competent Authority may by written notice, order any building or any portion thereof to be vacated forthwith or within the time specified in such notice :-
  - i) If such building or portion thereof has been unlawfully occupied to contravention of these regulation.
  - ii) If a notice has been issued in respect of such building or part thereof requiring the alteration or reconstruction of any works specified in such notice have not been commenced or completed.
  - iii) If the building or part thereof is in a ruinous or dangerous condition, which are likely to fail and cause damage to any person occupying, restoring to or

passing by such building / structures or any other structure or place in the neighborhood thereof.

- (b) The reasons for requiring such building, or portion thereof to be vacated should be clearly specified in every such notice.
- (c) The affixing of such written notice on any part of such premises shall be deemed a sufficient intimation to the occupiers of such building or portion thereof.
- (d) On the issue of such notice, every person in occupation of the building or portion thereof to which the notice relates shall vacate the building or portion as directed in the notice and no person shall so long as the notice is withdrawn, enter the building or portion thereof, except for the purpose of carrying out any work of reinstatement which he may lawfully permitted to carry out.
- (e) The Competent Authority may direct that any person who acts in contravention of above provision or who obstructs him in any action taken under these regulations shall be removed from such building or part thereof by any police office, and may also use such force as is reasonably necessary to effect entry in the said premises.
- (f) The expenses as prescribed by competency Authority for any measures taken under shall be recovered from the owners/occupants.



## **7. OCCUPANCY CERTIFICATE**

### **7.1 APPLICATION FOR OCCUPANCY**

The Competent Authority shall within twenty one days from the date of receipt of the completion report required under Regulation 6.2 (c) communicate its decision after necessary inspection about grant of occupancy certificate indicated in Regulation No. 6.2 (d).

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.

### **7.2 ISSUE OF OCCUPANCY CERTIFICATE**

The Authority issuing occupancy certificate before doing so shall ensure that :

- (i) The trees as per the regulation No. 31 are planted on site or ensure this by taking suitable deposits as decided from time to time for specific period by the Competent Authority.
- (ii) 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.
- (iii) Certificate of lift Inspection (Government of Gujarat) has been procured & submitted by the owner, regarding satisfactory erection of Lift.
- (iv) Proper arrangements are made for regular maintenance of lift as provided in NBC and in these regulations.
- (v) 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.
- (vi) Proper arrangements are made for regular maintenance of fire protection services as provided in NBC and in these regulations.
- (vii) Percolating well in a building unit shall be provided as per clause No.10.9.
- (viii) If any project consists of more than one unit and any unit is completed as per provisions of G.D.C.R. (Such as Parking, Common Plots, Internal Roads, Height of the Building, Infrastructure facilities, lift and fire safety measures), the Competent Authority may issue completion certificate for such unit.

The occupancy certificate shall not be issued unless the information is supplied by the owner and the Engineer / Architect concerned in the schedule as prescribed by the Competent Authority from time to time.

## **8. DEVELOPMENT UNDERTAKEN ON BEHALF OF GOVERNMENT**

As per the provisions of Section 39 of the Act and Rule 15 of the Rules, the Office-in-charge of a Government Dept. shall inform in writing to the Authority of the intention to carry out development for its purpose along with such development or construction.

- 1) An official letter of Government Department addressed to the Authority or as the case may be to the authorised officer giving full particulars of the development work or any operational construction.
- 2) Building plan confirming to the provisions of Development Control Regulations and Development Plan for the proposed development work to a scale of not less than 1:100.
- 3) 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.
- 4) Statement indicating the use of land confirming to the permissible land use zone, proposed to be made by the Government Dept. for carrying out the development work.
- 5) The proposals of the Development Plan or Town Planning Scheme affecting the land.
- 6) A Site Plan (of required copies) of the area proposed to be developed to a scale of not less than 1:500.
- 7) Detailed Plan (of required copies) showing the plans, sections and elevations of the proposed development work to a scale of 1:100.
- 8) In case of layout of land or plot:
  - i) 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.
  - ii) 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.



## **9. REGISTRATION OF ARCHITECT, ENGINEER, STRUCTURAL DESIGNER, CLERK OF WORKS, DEVELOPER.**

### **9.1 APPLICATION FOR REGISTRATION**

The Competent Authority shall register Architect, Engineer, Structural Designer, Clerk of Works, etc. Site Supervisor, Developer, Application for registration as Architect, Engineer, Structural Designer, Clerk of Works, Site Supervisor, Developer, shall be in Form No. 10. Registration shall be valid for the period of five years or part thereof and shall be renewable or part thereof.

### **9.2 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.

Provided that he shall be given a show cause notice and afforded reasonable opportunity of being heard by the Competent Authority for the purpose of these Regulations.

### **9.3 DUTIES & RESPONSIBILITIES**

#### **9.3.1 GENERAL DUTIES AND RESPONSIBILITIES APPLICABLE TO ALL**

- (i) They shall study and be conversant with the provision of the Local Acts, the rules and made thereunder, The Gujarat Town Planning & Urban Development Act-1976, the rules and regulations made thereunder, 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 forms & permission letter.
- (ii) They shall inform the Competent Authority of their employment/ assignment/ registration for any work within 7 days of the date of such employment/ assignment/resignation.
- (iii) They shall prepare and submit all plans either new or revised when necessary, required documents and other details they are required to do so in a neat, clean and legible manner and on a durable paper properly arranged and folded in accordance with the provisions prevailing time to time.
- (iv) 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 grown up trees.
- (v) 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.
- (vi) 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.
- (vii) They shall clearly indicate on every plan, document & submission, the details of their designation such as registered Engineer, registered Structural Designer etc. with registration number with date, full name and their address below the signature for identification.

- (viii) 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 provisions of Local Acts, Gujarat T.P. & U.D. Act-1976, rules, regulations and any orders made there under and any Regulations or rules for the time being in force under the Act.
- (ix) The registered person shall apply for undertaking the responsibility for the particular work in the forms prescribed by the Appropriate Authority.
- (x) The registered person shall provide the information and undertaking for the work undertaken by him in the forms prescribed by the Competent Authority from time to time.
- (xi) They shall compulsorily appoint a clerk of works irrespective of type of building/ construction in all building units having proposed built-up areas more than 1000 Sq. Mts. for over all constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than one such site at a time.
- (xii) The Architectural and Structural Designer shall be responsible for adhering to the provisions of the relevant and prevailing 'Indian Standard Specification'. They will not be held responsible for the severe damage or collapse that may occur under the natural forces going beyond their design forces provided in the above 'Indian Standard Specifications'.

**9.3.2 ARCHITECT:**

**(A) QUALIFICATION AND EXPERIENCE :**

A person registered under the provision of Architect Act, 1972 as an Architect OR Bachelors Degree in Architecture / Diploma in Architecture Equivalent to B.Arch. with 2 yrs. Experience.

**(B) SCOPE OF WORK & COMPETENCE :**

- (i) Preparation & planning of all types of lay-outs & submission drawings and to submit certificate of supervision, progress report and 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.

**(C) DUTIES AND RESPONSIBILITIES :**

- (a) He/She shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plans but also is confirmation with the stipulations of the National Building Code and the I.S.I. standards for safe and sound construction and non-hazardous, functioning of the services incorporated in the building and for making adequate provisions for services and equipment for protection from fire hazards as per the stipulations of the National Building Code in the building and shall obtain N.O.C. from the Chief Fire Office or concerned designated Authority/Consultant before applying for occupation certificate.
- (b) He or She shall, on behalf of the owner, apply for the progress certificates, completion certificates and the occupation certificate and obtain the same as required under the regulations.

- (c) If the services of the registered architect are terminated, he shall immediately inform the Competent Authority about his termination and the stage of work at which his services have been terminated. The registered architect appointed as replacement of the proceeding architect shall inform 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.
- (d) The registered architect appointed on the work shall inform the Competent Authority immediately on discontinuation of the services of the registered / Structural designer, construction contractor, clerk of works, site supervisor, plumber or electrician 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 appropriate Authority.
- (e) He or She shall instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
- (f) He shall instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development

**(D) REGISTRATION:**

- i) The registration fee if any shall be payable as prescribed by the Competent Authority from time to time.
- ii) The Competent Authority may black-list an architect in case of serious defaults or repeated defaults and shall inform the council of Architect, India to take suitable action against such person under the provisions of Architect Act-1972. The registration shall be liable to be revoked temporarily or permanently by the Competent Authority in such cases of negligence or default.

**9.3.3 ENGINEER:**

**(A) QUALIFICATION AND EXPERIENCE:**

Associate Membership (Civil Engineering) of the Institution of Engineers, India (AMIE) or a degree in Civil Engineering or building construction or its equivalent qualification recognized by 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. In addition to the qualifications stated above, the applicant should have at least five years experience in professional work if he is a holder of a Diploma in Civil Engineering/or AMIE.

**(B) SCOPE OF WORK & COMPETENCE:**

- i) Preparation & planning of all types of layouts except special structures as shown in regulation No.18.1 & submission drawings and to submit certificate of supervision & completion for all types of buildings provided person having qualification of a Diploma in Civil Engineering shall be permitted for low rise buildings only.
- ii) Supervision & Execution of construction work as per specifications & drawings prepared by authorised registered structural designer.

- iii) He/She can prepare & submit structural details & calculations for building of load bearing structures.

**(C) DUTIES AND RESPONSIBILITIES:**

As per 9.3.2 (c), with reference to engineer in place of Architect.

**(D) REGISTRATION:**

- i) The registration fees if any shall be payable as prescribed by the Competent Authority from time to time.
- ii) If he/she is found negligent in his/her duties & responsibilities. The Competent Authority may black-list an Engineer in case of serious defaults or repeated defaults and shall inform the Institution of Engineers, India to take suitable action against such person. The registration shall be liable to be revoked temporarily or permanently by the Competent Authority in such cases of negligence and default.

**9.3.4 STRUCTURAL DESIGNER:**

**(A) QUALIFICATION AND EXPERIENCE:**

A Degree in Civil Engineering or its equivalent qualification recognised by All India Council of Technical Education or Associated Member (Civil Engineer) of the Institute of Engineers. In addition to above qualification, the applicant should have at least five years experience in structural design, two years of which must be in a responsible capacity in form of structural designer.

OR

A Master's degree in structural engineering from a recognised institute and at least two years experience in structural design work.

OR

A Doctor's degree in structural design from a recognised institute and atleast one year experience in structural design work.

**(B) SCOPE OF WORK & COMPETENCE:**

To prepare & submit structural details for –

- i) All types of Buildings.
- ii) Special structures.

**(C) DUTIES AND RESPONSIBILITIES:**

- (a) To prepare a report of the structural design.
- (b) 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.
- (c) To prepare 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.
- (d) To supply two copies of structural drawings to the site supervisor.

- (e) To inspect the works at all-important stages and certify that the work being executed is up to the satisfaction of the Architect / Engineer.
- (f) To certify that the structural safety and overall structural soundness of the building to the Architect / Engineer.
- (g) To advise the Owner / Architect / Engineer for arranging for tests and their reports for soil, building material etc. for his evaluation and design consideration.
- (h) He shall prepare the revised calculations & drawings in case of any revision with reference to the earlier submission of drawing & design in a particular case.
- (i) To submit the certificate of structural safety and over all structural soundness of building to Competent Authority.
- (j) To inform in writing the Competent Authority within 7 days, if for any reason he is relieved of his appointment/responsibilities as the registered Structural Designer for the development.
- (k) Not to provide services to further or advance work of any type on any development that does not comply with the regulation or is unauthorized as per the GDCR.

**(D) REGISTRATION :**

As per 9.3.3 (D), with reference to structural designer in place of Architect.

**9.3.5 CLERK OF WORKS / SITE SUPERVISOR :**

**(A) QUALIFICATION AND EXPERIENCE :**

A Degree in Civil Engineering or its equivalent qualification recognised by All India Board of Technical Education or Diploma in Civil Engineering recognised by State Board of Technical Examinations of any state in India. A degree in Architect or Diploma in Architect equivalent qualification to degree.

In addition to the above qualifications, the applicant should have at least three years experience in professional work if he is an holder of Diploma in Civil Engineering and must have at least one year experience if he is an holder of Degree in Civil Engineering or Degree in Architecture.

OR

Diploma in Building construction technology from a recognised institute & at least five years experience in building construction line.

OR

Bachelor's Degree with specialized training in building construction and technology at Bachelor's level from a recognised institute and at least two years experience in construction work.

**(B) SCOPE OF WORK :**

Execution of all framed structure high rise buildings, public buildings, buildings with basement / cellar, and irrespective of above type of buildings / construction in all building units having built-up area more than 1000 Sq. Mts.

**(C) DUTIES AND RESPONSIBILITIES :**

- (a) To adhere strictly to the structural drawing specifications and written instructions of the structural designer and Architect / Engineer.
- (b) To follow the provisions of N.B.C. or I.S. specifications as regards materials, components, quality control and the process of construction.
- (c) To provide for safety of workers and others during excavation, construction and erection.
- (d) To provide safe and adequate temporary structure required for construction & erection.
- (e) To bring to the notice of the structural designer and Architect / Engineer / any situation or circumstances which in his opinion are liable to endanger the safety of structure.
- (f) To 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.
- (g) He shall be in charge of site and responsible for overall supervision of the work.
- (h) He shall ensure that all the works under his charge are carried out in conformity with the approved drawings and as per the details and specifications supplied by the registered Architect / Engineer.
- (i) He shall take adequate measures to ensure that no damage is caused to the work under construction and the adjoining properties.
- (j) He shall also ensure that no undue inconvenience is caused in the course of his work to the people in neighbourhood.
- (k) He shall also ensure that no nuisance is caused to traffic & neighbouring people by way of noise, dust, smell, vibration etc. in the course of his work.

**(D) REGISTRATION :**

As per 9.3.3 (D).

**9.3.6 DEVELOPERS :**

**(A) QUALIFICATION AND EXPERIENCE :**

The person / firm acting as Developer shall be of proved merits and experience.

**(B) DUTIES AND RESPONSIBILITIES:**

***The responsibilities of developers shall be :***

1. To obtain and submit to the Competent Authority , along with application for development permission, each progress report and application for occupation certificate.
2. To appoint a Registered Architect/Engineer and Structural Designer.
3. To obtain at relevant stages certificates from them, for submission to the Competent Authority, that in designing the real estate development and providing detailed drawings and specifications for it they have complied with requirements as laid out in the GDCR.
4. To appoint a registered site supervisor.
5. To obtain and adhere to the quality assurance procedure prepared by the



registered site supervisor.

6. To adequately enable the site supervisor to carry out his responsibilities.
7. To certify along with the site supervisor that construction of the real estate development has been carried out as per the design, detailed drawings and specifications provided by the Architect/Engineer and the Structural Designer.
8. To obtain development permission from the Competent Authority prior to commencement of construction of the real estate development
9. To regularly submit progress reports and certificates as required by the Competent Authority.
10. To inform in writing the Competent Authority within 7 days, if for any reason he ceases to be the developer or is relieved of his responsibilities as the developer of the real estate development.
11. To inform in writing the Competent Authority within 7 days, if for any reason any of the registered professionals appointed by him have been relieved of their responsibilities.
12. The appointment of the registered Architect/Engineer shall mean that he has authorized the Architect/Engineer to do all things necessary and to take all adequate measures for preparing the design, drawings and specifications for the project and to appoint on his behalf appropriate persons to act as registered, clerk of works site supervisor, required for the proper execution of the project and to retain on behalf of the owner any other specialist or expert required on the work of to project.
13. He shall not cause or allow any deviation from the approved drawings in the course of the execution of the project against the instruction the instruction of Architect/ Engineer / Site Supervisor/ Clerk of Works/Structural Designer 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.
14. When no registered construction contractor or site supervisor is required to be appointed and not appointed he shall be responsible for their duties and responsibilities under the Regulations.
15. He shall not commence the use of building or shall not give the possession to occupy the building to any one before obtaining the occupancy certificate from the Competent Authority
16. He shall 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 etc. wherever required under the regulations.
17. He shall exhibit the names of registered persons only, on site and no additional names will be exhibited/displayed.

**(C) REGISTRATION:**

As per 9.3.2(D).

**9.3.7 RESPONSIBILITIES OF OWNERS**

**9.3.7.1 THE RESPONSIBILITIES OF AN OWNER SHALL BE :**

- (i) To appoint a registered architect/engineer and structural designer.
- (ii) To obtain at relevant stages, for submission to the Competent Authority, certificates

from them that in designing the development and providing detailed drawings and specifications for it they have complied with requirements as laid out in the GDCR.

- (iii) To appoint a registered site supervisor.
- (iv) To obtain and adhere to the quality assurance procedure prepared by the registered site supervisor.
- (v) To adequately enable the site supervisor to carry out his responsibilities.
- (vi) To certify along with the site supervisor that construction of the development has been undertaken as per designs, detailed drawings and specifications provided by the Architect/ Engineer and the Structural Designer.
- (vii) To obtain development permission from the Competent Authority prior to the development.
- (viii) To regularly submit progress reports and certificates as required by the Competent Authority.
- (ix) To obtain an occupancy certificate from the Competent Authority prior use being made of the development.
- (x) To inform in writing the Competent Authority within 7 days, if for any reason he ceases to be relieved of his responsibilities as the owner of the development.
- (xi) To inform in writing the Competent Authority within 7 days if for any reason any of the registered professionals appointed by him have been relieved of their responsibilities.

#### **9.4 STRUCTURAL EXPERT & TESTING LABORATORIES :**

The appropriate authority shall :

- notify a panel of structural experts / laboratories :
- shall time to time prescribe the qualification, experience / other requirements and scope of work for the experts / laboratories :
- shall prescribe the fees to be the member of such panel ;
- The appropriate shall have the right to include / exclude such members from the list of the panel.

#### **9.5 APPOINTMENT OF EMPLOYEES**

##### **9.5.1 IN CASE OF TERMINATION OF EMPLOYEES:**

In case of termination of employment of any of the persons employed under Regulations. It shall be the duty of the person employed to intimate immediately in writing to the Competent Authority specifically indicating the stage up to which he has supervised the construction. In the absence of any such intimation and until such intimation has been received, person so last engaged shall be deemed to continue to supervise the work in question.

##### **9.5.2 IN CASE OF DEATH OF EMPLOYEES:**

Where any of the persons employed under these Regulations and required for the execution of the projects dies or ceases to be employee before such building work is completed, the further erection of such building or the further execution of such work shall forthwith be suspended until another person as required under these Regulations is engaged and his name has been duly communicated to the Competent Authority.

## **10. DEVELOPMENT OF LAND**

### **10.1 LAYOUT OF BUILDING UNIT**

#### **10.1.1 AMALGAMATION AND/OR SUBDIVISION OF BUILDING UNIT :**

In the case of a building unit which requires to be developed by laying out into sub-plots or amalgamation of sub-plot and providing internal roads, no development permission shall be issued to the owner or the person who has right to develop it, unless the said owner or person who has right to develop has applied and has got this land approved by the Competent Authority as a "Building Unit" or "Building Units". In case of sub-plotting the ratio between the length of the adjacent side is not more than 2. However this condition of ratio will not be applicable if the smaller side of the building unit is 10.50 mts. or more in length.

Provided, however that the Local Authority may postpone the enforcement of construction or pucca roads with footpaths including street light, trees, water supply lines, storm water drains, sewer lines, collection and disposals of solid waste, street lighting etc. to such future date as agreed to by the Local Authority upon the owner or occupier of the building units passing an undertaking to execute the work at his cost before the expiry of such further date in the form prescribed by the Local Authority.

#### **10.1.2 AMALGAMATION AND/OR 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 fulfills all the requirements under these regulations.

#### **10.1.3 Amalgamation of building unit abutting on 18.00 mt. and above width road shall be permitted subject to depth of the building unit shall not exceed three time the Frontage of the building unit abutting on road.**

### **10.2 INTERNAL BUILDING LAYOUT IN A BUILDING UNIT**

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

### **10.3 LEVEL OF BUILDING UNIT**

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

### **10.4 REQUIREMENT OF ROAD WIDTH FOR 10.1 & 10.2**

- i) The Authority shall not approve any layout either for sub-division or for amalgamation unless it fulfills all the following requirements.

The width of the internal roads in a layout for different purposes and the width of internal approaches for tenements and ownership tenement flats shall be regulated as under: -

A. For areas within Existing Nucleus and Gamtal.

Sr. No.	Road length. In mts.	Width of road. In mts.
1.	Upto 75	6.0
2.	Above 75 and Upto 150	7.5
3.	Above 150 and Upto 300	9.0
4.	Above 300	12.00

B. For areas other than existing Nucleus and Gamtal.

Sr. No.	Road length. In mts.	Width of road for residential use. In mts.	Width of road for commercial, industrial and other non residential use. In mts.
1.	Upto 150	7.5	9.0
2.	Above 150 and Upto 300	9.0	12.0
3.	Above 300 and Upto 450	10.5	15.0
4.	Above 450	12.00	18.0

Provided that the decision of the authority shall be final in computing the length of the road for the purpose of determining the width if 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 or public road as the case may be shall be added to the length of the road in question for the purpose of determining the width.

- (ii) The shape of the plots, the junction of the roads, and curves at the corners shall be designed as directed by the Competent Authority.

NOTE :

- (1) Road/Access for Residential, Commercial, Industrial as described in the above tables :
  - (a) Internal road width shall be measured in length from the point of its origin to the next wider road in meets.
- (2) In the case of plot, surrounded on all sides by other plots, that is land lock plot which has no access to any street or road the Competent Authority may enforce access through and adjoining plots or plot which shall as far as possible be nearest to the street or roads to the land lock plots, at the cost of owner of the land lock plot and such other conditions as may be prescribed by the Competent Authority.

- (3) In cases of area where no Town Planning Scheme is prepared the existing means of access or easement road/access minimum 9.0 Mt. imaginary plot boundary shall be considered from the centre of the road and from this imaginary plot boundary the margin and other regulations shall be enforced. The Appropriate Authority may enforce further set back considering the proposed development in the surroundings area.
- (4) Provided that the decision of the competent authority shall be final in computing the length of the road for the purpose of determining the width; if the road is in the continuation with any private road in the adjoining estate or any public road continuous to the estate, the length of the adjoining road or public road as the case may be shall be added to the length of the road in question for the purpose of determining the width.
- (5) The shape of the plots, the junction of the roads, curves at the corners shall be designed as directed by the Competent Authority.

**Curves at the junction:**

The Curves shall be provided at the junction of roads as prescribed below:

- (a) 4.5 Mts. radius if the width of the road is 7.5 Mts. or less.
- (b) 6.0 Mts. radius if the width of the roads is more than 7.5 Mts. but not more than 18 Mts.
- (c) Half the width of the wider road. if the width of the road exceeds 18 Mts.

Provided that at the junction of the roads, the width of the wider road shall be taken into consideration in determining the radius of curvature.

- (6) The alignment of the internal road or roads shall be regulated to be in continuation of the public or private roads continuous to the applicant's plots; but in case of termination of an internal road or roads; 13.5 meter diameter turning circle or 12 Mts. x 7.5 Mts. turning "T" shall be enforced.  
Provided that this requirements may be waived if the length of such road does not exceed 110 Mt. in case of 7.5 Mts. wide road.
- (7) The level gradients, position of the services such as water supply lines, street lighting, storm water drains, sewer lines, manholes, tree etc. shall be fixed as approved by the Competent Authority.
- (8) In development area excluding town planning scheme area, the width of one road shall be decided by the Competent Authority.
- iii) Provided that in the case of tenement type buildings such as ownership flats, row type, cluster type, group housing, semidetached building, no margin will be necessary from the internal approach road, but steps shall not be permitted on the approach road. Further doors and windows shall not open towards the approach road.

There shall be minimum 4.5 mts clear distance between two detached structures in tenement type building. However open to sky stair may be permitted so that the clear distance left between two such stairs is not less than 2.70 mts.

## **10.5 APPROACHES TO THE BUILDING.**

### **10.5.1 FOR RESIDENTIAL DEVELOPMENT**

The width of the approach from the street to the building shall not be less than 3.00 mt in case of length of such approach is equal to or less than 15.00 mts. In length, 4.50 mt. in case of length of such approach is more than 15.0 mts. and upto 45.0 mt. in length.

Whereas in the case of approaches exceeding 45.00 mts. in length regular width of the road, prescribed in this regulation, shall be provided.

### **10.5.2 FOR OTHER THAN RESIDENTIAL USE.**

For use other than residential use, the width of the approach from the street to building shall not be less than 4.5 mts. in case of length of such approach is equal to or less than 15.00 mts. in length, 6.0 mts in case of length of such approach is more than 15.00 mts and upto 45.0 mts in length whereas in the case of approaches exceeding 45.00 mts. in length regular width of the road, prescribed in this regulation, shall be provided.

## **10.6 COMMON PLOT**

Common Plot for the development of residential, convenience shopping at ground floor only, industrial and sub-division of building units / land shall be required as under :

### **(1) FOR RESIDENTIAL & COMMERCIAL USE :**

- (a) In a building unit of 2000 sq.mts. or more in area, the common plot shall be provided.
- (b) The minimum area of the common plot shall be 10% of the building unit and shall be provided preferably in a central place.
- (c) Common Plot shall be provided in high rise building irrespective of area of building unit.

### **(2) FOR INDUSTRIAL USE:**

- (a) No common plot shall be provided for building unit upto 5000 sq.mts.
- (b) In a building unit of more than 5000 sq.mts. and upto 20000 sq.mts. in area, the common plot shall be provided at the rate of 8% of the area of the building unit.
- (c) In a building unit of more than 20000 sq.mts. in area the common plot shall be provided at the rate of 1600 sq.mts. plus 5% of the area of the building unit in excess of 20000 sq.mts.

### **(3) OTHER THAN RESIDENTIAL, Commercial & INDUSTRIAL:**

In a building unit of 2000 sq.mt. or more in area, the common plot shall be provided at the rate of 20% of plot area.

### **(4) GENERAL REQUIREMENTS:**

- 1. The common plot area shall be exclusive of approaches, margins no projection shall be permitted in common plot.
- 2. Minimum size of the common plot shall be 250 sq.mts. with no side less than 10.50 mts.



3. 15 % of the common plot may be permitted for the construction of community building on ground floor, electric sub-station, tube well overhead water tank, under ground water tank, rain water recharge well for the common use shall be permitted subject to margin as per this regulations and rest of the common plot shall be kept open to sky.
4. The area of the common plot may be permitted to be sub-divided that the common plot has a minimum area of 300 sq.mts. with no sides less than 10.50 mts.  
  
Provided for a group housing, (building with Ground floor plus two upper floors without hollow plinth), further sub-divisions of the common plot may be allowed by the Competent Authority.
5. The area of this common plot shall not be deducted for the consideration of Floor Space Index of a building unit but the area of common plot shall be deducted, for the calculation of built-up area.
6. (a) in the case of "all uses except residential" total common plot may be allowed to be used as parking space including drive-way and the aisles.  
(b) In the case of residential use 50% of the total common plot may be allowed total used as parking space including drive way and aisles.
7. In cases wherein layout or subdivision of land is sanctioned with provision of required common plot. Common plot shall not be insisted in case of sub division of such sub plots or amalgamation of such sub plots irrespective of area."

#### **10.7 MIXED DEVELOPMENT (LOW-RISE AND HIGH-RISE)**

In Case of mixed development of low-rise building and high-rise building the F.S.I. shall be computed on the bases of notional building unit formed by sub division by such notional plot boundary between low-rise building and high-rise building subject to other regulations. Such notional plot boundary means imaginary boundary from building after leaving the required margin.

#### **10.8 LENGTH OF A BUILDING**

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

#### **10.9 PERCOLATING WELL**

1. **PERCOLATING WELL WITH RAIN WATER HARVESTING SYSTEM** : For the area of building unit above 500.00 sq.mtr. and upto 1500.00 sq.mtr., the owner/developer shall carry out water harvesting system as specified by the authority.

In the case where the area of building unit exceeds 1500 sq.mtrs. and upto 4000 sq.mt. owner/developer has to provide/construct percolating well with rain water harvesting system in building unit and at the rate of one percolating well for every 4000.00 sq.mtr. or part there of building unit.

- 1.1 CONSERVATION AND HARVESTING OF RAIN WATER IN BUILDINGS**  
: Having plinth built up area of 80 sq.mtrs or more every such building/shall be provided with required facilities and infrastructure for conservation and harvesting of rain water viz.

**1.2 PERCOLATION PITS :** The ground surface around the building shall have percolation pit or bore s recommended by Competent Authority covering within the building site, or bore recharge. Such pits shall be filled with small pebbles or brick jelly or river sand and covered with perforated concrete slabs.

**1.3 TERRACE WATER COLLECTION :** The terrace may be connected to a sump or well bore through a filtering tank by PVC pipe as recommended by Competent Authority. A value system shall be incorporate to enable the first part of the rain water collected to be discharged out to the solid if it is dirty.

2. In the case where the area of the building unit exceeds 1500 sq.mts; owner / developer has to provide / construct percolating well in Building Unit.

#### **10.10 SOAK PIT :**

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

2. Septic tank/Soak pit/Soak well may be allowed in margin.
3. Structural safety certificate from the licensed structural engineer should be required for location of soak pit, to avoid damage to structures as well as soak pit/soak well/ septic tank.
4. General Design and location criteria by considering local condition shall be in conformity with the general instructions as may be issued by Competent Authority from time to time.

#### **10.11 Collection of dry & Wet waste :**

For every individual housing & commercial uses, the Residents shall make arrangement for collection of dry & wet waste in closed container within their premises for eventual collection & disposal by the V.M.C.

#### **10.12 Provision of Borewell :**

In case of provision of borewell is required the applicant shall have to submit the data like depth, diameter, capacity of borewell with necessary charges if any and the private borewell shall be carried out only after taking the required permission from the Competent Authority.

#### **10.13 Closed Textiles Mills :**

In case of development / redevelopment of land of closed mills for any permissible purpose other than use of textile mills, the competent authority shall enforce owners / applicant to contribute land to the competent authority at the rate of 20 % in aggregate of its plot / building unit ( Final Plot) by reconstitution of such plot / building unit, so as to provide land for public amenities / public purpose in that area. The land so obtained shall not be used other than public purpose and public amenities"

## **11. SPECIAL DEVELOPMENT REQUIREMENTS FOR EXISTING NUCLEUS AND GAMTAL AREA**

### **11.1 MINIMUM BUILDING UNIT**

Minimum area of a building unit when subdivided shall be 18 Sq. Mts. with no side less than 3.00 Mts. in width.

### **11.2 ACCESS TO BUILDING**

- (1) Every person who erects a building shall provide as means of access to such building a clear pathway not less than 3.0 meters in width from street to the door of such building. In case of existing pathway, the above provision shall not apply.

Such pathway shall be paved and shall always be kept open to sky and no projection or overhang shall be permitted over such pathways.

### **11.3 SET BACK**

The set back of 3 from centre line of existing street shall be provided where regular line of street is not prescribed.

#### **NOTE :**

- i. The land left open as set back shall be deemed to be part of the street.
- ii. No set back shall be required for the building unit of area upto 100 Sq.mtr.
- iii. The Competent Authority shall permit the F.S.I. of any plot or a building unit on the basis of its original area, if the owner of such a land is prepared to release the effected land by road widening or for construction of new road without claiming any compensation thereof.

#### **11.3.1 MARGINS**

The margins shall be provided towards road sides as under :

Width of Streets	Margin on Street.
(a) Upto 12.00 mts.	1.50 mts.
(b) More than 12.00 mts.	2.00 mts.

### **11.4 OPEN SPACE**

#### **11.4.1 CHOWK AND OPEN AIR SPACE**

- (a) CHOWK :

No person shall erect, construct or reconstruct from foundation or plinth a building more than 9 Mts. in depth from its front without providing an open space or chowk open to sky from plinth level for every 9 meters depth of the building, of at least 5.6 Sq. Mts. which may be reduced to a minimum of 3.0 Sq. Mts. with no side less than 1.5 Mts. in case if the width of the property to be developed is 4.5 meters or less.

This shall not be applicable to a building having doors and windows opening at least on two sides over streets or open compound not less than 2.4 meters wide provided the depth does not exceed 18 meters.

(b) **OPEN AIR SPACE :**

Every open air space whether interior or exterior open air space shall not be less than the width prescribed in the following scale and may be provided at the plinth level or at the floor level of every such room. Linear interpolation from a height not specified herein will be permitted.

<b>Minimum width of open Air space throughout. (mts.)</b>	<b>Where height of building (above plinth adjoining the Open air space) does not exceed (mts.)</b>
3	7
4	10
5	13
6	16
7	20
8	24

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 premises.

## (c) 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.

If open air space is provided with more than the required open chawk, the additional area shall be counted towards the computation of F.S.I.

**11.4.2 WATER CLOSET AND BATHROOM**

At least one of the walls shall have a opening of minimum 0.25 Sq. Mts. upon a minimum 0.9 Mts. wide open space or upon a verandah not less than 1.5 Mts. wide opening to air spaces as per regulation on one side.

**11.4.3 OPEN SPACE TO BE OPEN TO SKY**

Every open space whether exterior or interior, shall be kept free from any erection thereon and shall be kept open to sky. Every such open space or chowk shall have suitable and sufficient access. No open drain except for rain water, shall be constructed in any open space required by these regulations. No construction work 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.

**11.5 HEIGHT OF BUILDING**

The height of building shall not exceed twice the width of the abutting road plus the setback provided at ground level required as per these Regulations. Provided that in case of bldg. abutting on more than one road with different width, the wider road shall be consider.

Provided the portion of setback on which the projection is made shall not be computed towards the width of the street.

In case of building situated in Chowk, Falia, Khadki, the height of building shall not exceed twice the width of the road leading to such Chowk, Falia or Khadki whichever is less.

Provided that the height of stair-case cabin, water storage tank, parapet, lift well and lift cabin with machine-room over it as per the requirement of Lift Inspector, shall not be taken into consideration in determining the total height of the building, provided the height of each does not exceed 2.4 Meters. In case of Machine-room height shall be as per the requirement of Lift Inspector.

**EXPLANATION**

Height in the above regulation, shall be measured from the road level/plot level whichever is higher, to the highest point in the building, excluding the parapet and hollow plinth used for parking.

**11.6 PROJECTIONS ON SET BACKS****11.6.1 WEATHER SHED :**

In any marginal open space, weather sheds projections shall be permitted upto 0.60 Mts. at the height of 2.0 Mts. from the floor level. However it shall not be allowed to be covered in any case so as to add to the usable floor area.

**11.6.2 DOOR/WINDOW SHUTTERS AND STEPS**

- (1) No shutters of any doors or windows of any building shall be allowed to open on the street.
- (2) Projections of steps shall not be permitted on set-backs, streets or roads.

**11.6.3 CELLAR**

No cellar shall be permitted within required set back area. All-round margin of 1.5 Mts. shall have to be kept from adjoining property for construction of cellar.

**11.6.4 PLINTH**

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

**11.7 FLOOR SPACE INDEX AND MAXIMUM PERMISSIBLE BUILT-UP AREA**

The maximum permissible built-up area and F.S.I. of a building unit shall be subject to the limitations prescribed in the following table.

Sr. No.	Building Unit in Sq. Mts.	Maximum permissible built-up area on Ground Floor	Maximum Permissible FSI
01	Upto 90	75%	2
02	90 to 150	65% or 67.5 Sq.Mts. which ever is more	2
03	150 to 1500	50% or 90 Sq.Mts. which ever is more	2
04	1500 & Above	45%	2

**NOTE :**

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 conflict.

**11.7.1 RELAXATION IN F.S.I.**

The Competent Authority shall permit the F.S.I. of any plot or a building unit on the basis of its original area, if the owner of such a land is prepared to release the effected land by road widening or for construction of new road without claiming any compensation thereof. The minimum setback shall be provided from new road line with subject to other regulations including 11.5

### **11.8 PERMISSIBLE USES**

The development of a building unit shall be regulated according to the width of the road on which it abuts, subject to use zone table as provided in regulation No. 12.1.

### **11.9 PARKING**

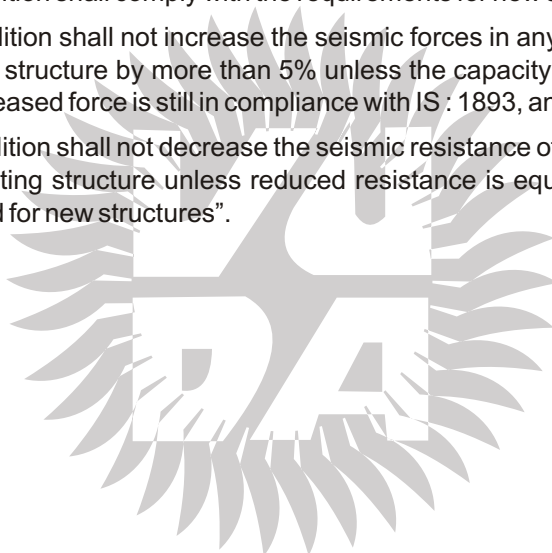
Shall be provided as prescribed in chapter 19 of these regulations. In the case of Authorised Building Unit upto 60.00 sq.mts. area the parking shall not be required. Authorised Building Unit means the building unit having area upto 60.00 sq.mts. approved before the submission of **Revised Draft Development Plan**.

### **11.10 ADDITION TO EXISTING STRUCTURE:**

The addition to any existing structure shall satisfy the following provision.

An addition that is not structurally independent from an existing structure shall be designed and constructed such that the entire structure conforms to the seismic force resistance requirements for new structures unless the following three conditions are complied with :

- i) The addition shall comply with the requirements for new structures.
- ii) The addition shall not increase the seismic forces in any structural element of the existing structure by more than 5% unless the capacity of the element subject to the increased force is still in compliance with IS : 1893, and
- iii) The addition shall not decrease the seismic resistance of any structural element of the existing structure unless reduced resistance is equal to or greater than that required for new structures".





**12. DEVELOPMENT REQUIREMENTS FOR OTHER THAN GANTAL AND WALLED CITY AREA****12.1 (a) USES NOT PERMISSIBLE:**

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

Road width	Uses not permissible
a) Above 24 mts.	All educational institutions up to SSCE level,
b) 18 mts. & Up to 24 mts.	All educational institutions upto SSCE level, Cinema Hall, Marriage Hall.
c) 12 mts. and less than 18 mts.	1.1 High rise buildings, Cinema Hall, Meeting/ Community/ Lecture/Town hall, Auditorium, Petrol pump, Head and Regional / Public / Establishment, Starred Hotels, College, Technical Institution, General Hospital, Polyclinic. 1.1 Provided in the case of draft T.P. Scheme area approved by the Govt. upto the date of sanction of these regulations, high rise building shall be permitted on 12 mts. and above road.
d) more then 7.5 mts. and less than 12 mts.	(1) All uses mentioned in (b) above and building with more than 13 mt. height(excluding hollow plinth)
e) Less than 7.5 mts.	All uses mentioned in (c) above and building with more than 10 mts. height, Apartments/Flat type building (excluding hollow plinth).

**NOTE :**

- (1) Provided that these regulations shall not be applicable for authorised existing uses prior to these regulations.
- (2) Malls/Multiplex/Hyper shopping shall only be permitted on road of minimum road width of 30 mts.

**12. (b) USES PERMISSIBLE FOR COMMERCIAL DEVELOPMENT:**

ROAD WIDTH	FLOOR
1) up to 12 mts.	ONLY GROUND FLOOR
2) 12 mts. and less than 18 mts.	GROUND FLOOR & FIRST FLOOR
3) 18 mts. & less than 24 mts.	Upto 10 mts. height.
4) 24 mts. & above.	All floors.

**12.2 MINIMUM AREA OF A BUILDING UNIT**

- (a) Minimum area of a building unit shall be 100 sq.mts with no side to be less than 9 mts. Building unit with area of 100 Sq.Mts. may be allowed on roads upto 9 mts. width and less. Building unit with area more than 100 sq.mts. and upto 200 sq.mts. may be allowed on roads upto 12 mts. width. The Building Unit having rectangular shape having the ratio between the length of the adjacent side shall not more than 2. However, this condition of ratio will not be applicable, if the smaller side of the Building Unit is 10.50 mts. or more in length.

Minimum area of a building unit for high rise building shall be 1500 sq.mts and it shall front on at least 18 mt. or more wide Development Plan roads or Town Planning Scheme Roads and that the frontage of the plot on such roads shall not be less than 15 mts.

- (b) Minimum area of a Building Unit for primary school and high school shall be 1000.00 sq.mts.
- (c) Minimum area of Building Unit for Educational Institute, Community Hall, Marriage Hall, Town Hall, Assembly Hall (All types of Hall), Cinema, Theatre shall be 2000.00 sq.mts.
- (d) Minimum area of a Building Unit for petrol pump without service station shall be 1000.00 sq.mts. and petrol pump with service station shall be 2000.00 sq.mts.
- (e) Minimum area of Building Unit for worship and religious places shall be 500 sq.mts. and maximum built-up area shall not be more than 20% of the building unit area.

NOTE :- Above all provisions are not applicable for Residential housing scheme for socially and economically backward class of people.

**12.3 FLOOR SPACE INDEX (F.S.I.)****12.3.1 PERMISSIBLE FSI**

- a) The maximum permissible Floor Space Index (F.S.I.) of a building unit shall be as under-

Sr No	Use Zone	Maximum Permissible Built-up Area of G.F.	Maximum Permissible normal F.S.I.	Maximum Permissible Premium F.S.I. as per Road width		
				36 mts & Above	24 mts & less than 36	18 mts less than 24
1	Residential Zone I	As per Regulation No.12.4.1A(ii)	1.6	2.5	2	1.8
	Residential Zone II and Residential Zone III		1.2 0.75	2.5 2.5	2 2	1.8 1.8
2	Natural Growth of village	As per regulation No.12.4.1A(ii)	1.6	---	---	---
3	Commercial Zone	45% (low rise building) 30% (high rise building)	1.6	2.5	2	1.8
4	Industrial Zone	50%	1	1	1	1
5	Stars Hotel with Podium	45% low rise 30% High rise	2.25	2.5	2.5	2.5

**Note :**

1. Premium FSI shall be permitted at 10% of the jantry rate for FSI upto 1.8 and 40 % of the jantry rate for FSI above 1.8 and upto 2.5.
2. For special nodes the FSI shall be as mentioned in the remarks column of relevant Sr.No. in regulation no. 32- zoning provisions.

**12.3.2 MAXIMUM PERMISSIBLE HEIGHT**

The maximum height of any building shall be 40.00 mts from the plot level to the top of the building, except parapet not exceeding 1.50 mt. in height subject to other regulations.

**12.3.3 RELAXATION IN FSI**

The Competent Authority shall permit the F.S.I. of any land/plot or building unit on the basis of its original area, if the owner of such land surrenders the effected land by road widening or for construction of new road without claiming any compensation thereof provided that all other requirement mentioned in this regulations are fulfilled.

Minimum required space of set back / margin shall have to be provided from the new boundary of land / plot effected by road widening.

**12.4 MARGIN AND MAXIMUM BUILT-UP AREA ON G.F.****12.4.1 (A) RESIDENTIAL AND COMMERCIAL USE**

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

Width of Proposed Roads (Mts.)	Minimum Road Side Margin (Mts.)	Remarks
Road upto 7.5 mts. and less	2.0	(1) For the existing built up area the margins requirement may be relaxed on merits of individual case subject to other regulations.  (2) Minimum side margin shall be provided as per regulation no. 12.4.1(A) (ii)
Above 7.5 Mts. and upto 12 Mts.	3.0	
Above 12 Mts. and upto 18 Mts.	4.5	
Above 18Mts. and upto 30 Mts.	6.0	
Above 30 Mts. and upto 40 Mts. Above 40 Mts.	7.5 9.0	

Note : - M.K.S. and F.P.S. CONVERSION:

(i) 6.00 mt. = 20.00 ft.	(v) 15.00 mts. = 50.00 ft.
(ii) 7.50 mts. = 24.60 ft.	(vi) 18.00 mts. = 60.00 ft.
(iii) 9.00 mts. = 30.00 ft.	(vii) 24.00 mts. = 80.00 ft.
(iv) 12.00 mts. = 40.00 ft.	(viii) 30.00 mts. = 100.00 ft.

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

Plot size	Margins other than road side	Maximum built-up area
Upto 40 sq.mt.	-	70%
Above 40 sq.mt and up to 100 sq.mt	2.0 .mt	65 %
Above 100 sq. mt and up to 250 sq.mt	2.50 mts. (rear side) and 1.50 mts. (any one side)	50 %
Above 250 Sq.mts. and upto 400 sq.mts.	3.0 mts. (rear side) and 2.5 mts. (any one side)	45% or 150 sq.mts. whichever is more
Above 400 sq.mts.	3.0 mts. in all sides except road side subject to these regulations as the case may be	40% or 200 sq.mts. whichever is more
1500 sq.mts. and above for high-rise building.	As per Regulation No. 12.4.1.A (iv)	30%

**Note:**

- a. Provided that in case of plots existing prior to the sanction of these regulations, 70 % built up area with 1.5 mts minimum margin other than the road side shall be permitted for development in plots lesser than 100 sqmts also.
- b. In case of plot abutting on the boundary of S. No./F.P. minimum 3.0 mt margin other than road side shall be provided towards that boundary.
- iii. In case of low rise building for commercial and mix development the margins and ground coverage shall be as under :

Maximum 50% built up area of proposed ground floor shall be permitted on solid plinth for mix development subject to these regulations.

**iv. HIGH RISE BUILDING :**

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

Use	Width of road	Minimum Road side Margins
1	2	3
(a) For all Uses	Irrespective of road width of Development Plan Roads or Town Planning Scheme Roads, as may be applicable.	0.3 H or 6 mts. whichever is more on road sides.  0.2 H or 6.0 mts. whichever is more on remaining sides.  "Margin between two buildings shall be two times the margin required on remaining side as mentioned above.

**NOTE – I**

Provided in the case of draft T.P. Scheme area Submitted to Govt. for sanction before the date of publication of revised draft development plan high-rise building shall be permitted on 12 mts. and more wide road.

**Explanation**

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

**NOTE – II**

In case of more than one semi detached high-rise building the length of common wall between any two building shall not be less than 75% of the maximum width of the building parallel to common wall (Any High Rise Building) joining together. Other wise it shall be treated as detached high-rise building for the purpose of computing the margins.

**V. HIGH RISE BUILDING WITH PODIUM AND TOWER :**

(Applicable for starred Hotel Only)

Notwithstanding anything contained in the Regulation for high-rise buildings, the high rise buildings with podium (Enlarge base) and tower shall be permitted as per the following conditions.

- a) The maximum built-up area of 40% of building units shall be permissible for podium with height not exceeding 7 mts. from ground level and with a minimum of 5 mts margin on all the sides.
- b) The minimum area of available open terrace without any obstruction of the tower shall not be less than 50% of the built-up area of podium i.e. the coverage of tower over podium shall not exceed 50% of the podium built-up area.
- c) The terrace over podium shall be accessible from outside or from within the building and shall form common open space.
- d) The minimum margins of tower block measured at the base of the tower podium terrace level shall be 0.3 H for two sides and 0.2 H subject to minimum of 6 mts. for remaining sides, where "H" is the height of tower measured from the podium terrace level.

In the case of a tower on columns in which the podium terrace floors not enclosed, it shall be measured from the lowest enclosed floor of a tower.

- e) The permissible floor space index of the podium and tower block taken together shall be as per table prescribed in Regulation 12.3.1 of these regulations.

**12.4.1 (B) FOR INDUSTRIAL USE**

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

- i) There shall be clear minimum distance of 6.0 Mts. between two detached structures for plots of more than 1000 sq.mts. and 4.5 mts. for plots admeasuring upto 1000 sq.mts.
- ii) 6 meters clear minimum margins shall be kept along the periphery of the plot used for industrial use like mills, godown, warehouses, service station with petrol pumps, motor repair garage and a building unit of 1000 sq.mts. or more to be used for industrial use. For building units less than 1000 sq.mts. used for industrial use, the minimum margins shall be 4.5 mts

However, the minimum roadside margin on roads 18 mts. wide and above shall not be less than the margin prescribed in regulation No. 12.4.1.

- iii) In case of G.I.D.C. estate, the regulations of G.I.D.C. if in force, shall prevail over regulation no.12.4.1(B) however the minimum margin on roadside shall not be less than margin prescribed under regulation 12.4.1 (B).
- iv) A chowkidar cabin to the extent of 10 sq. mt. Floor area in the case of plot having area not exceeding 1000 sq. mt. And 15 sq. mt. In the case of plot having area 1000 sq. mt. Or more in area may be allowed to be constructed within the margin area near the entrance gate providing entrance to the plot further 4.5 mt. Clear drive must be kept open to sky on all side of the factory building for fire safety purpose.

**12.4.1 (C) PERMISSIBLE BUILT-UP AREA IN MARGIN**

- (i) Not withstanding anything contained in these regulations, construction such as w.c., bathroom, servant quarter, and parking garage shall be permitted in one of the corners of a rear marginal space of an individual or semidetached residential building unit (except ownership flats/tenements) subject to following conditions:
  - (1) The maximum permissible area of construction shall be 16.50 sq.mts. may be allowed for servant's quarter, bath-room w.c. or closed parking having maximum dimensions 5.5 mt. x 3.00 mt.
  - (2) The maximum height of construction shall be 3.0 mts. with maximum plinth of 30 cms.
  - (3) No First Floor shall be permitted over such a construction.
  - (4) It shall be exclusively used for any residential use such as W.C., bath room, servant quarters and for parking garage etc.

- (5) It shall be considered towards calculation of maximum permissible built-up area and floor space index of the building unit.
- (6) The location of the said construction can be alternatively permitted from the rear corner up to a maximum distance of half the length of the side.
- (7) Openings, doors, windows and any type of projections shall not be permitted over looking adjoining property. The slope of the roof of such structure shall be towards the inner side of the same building unit and away from the adjoining building unit.
- (8) In tenement type of buildings if the side margin between two tenements is 6.0 mts or more an over hanging porch of maximum size 15 sq. mt.; with clear height not more than 3.0 mtrs. From ground level open from three sides, shall be permitted.

- (ii) Notwithstanding anything contained in this regulations, construction of security room to the extent of 15.00 sq.mt. shall be permitted (includes transformer room, meter room & toilet)

Provided that such construction shall be permitted attached to the entrance gate to the plot only, with maximum height of 2.4 mts. from ground level and shall not be less than 4.5 meters from the building.

The area of such construction shall not be considered towards calculations of permissible built-up area and floor space index (F.S.I.).

12.4.1 (D) **RESTRICTION ON DEVELOPMENT IN MARGIN**

- i. The marginal open spaces as provided in the above sub-clauses shall be kept permanently open at ground level and they shall not be used for stocking materials or loose articles for the purpose of trade or otherwise not shall they be used for putting up fixed or movable platforms, over hanging or any other encroachments of any kind provided that decorative advertisements boards or neon sign boards may be permitted in 4.5 mts. margin of a building unit abutting on roads having width of 18.0 mts. or more with prior permission of the Competent Authority and such approval shall not be given for a maximum period of three years. The sunk-in-lower ground floor or semi-basement or basement shall not be provided in marginal space. The boundary of the plot shall have to be demarcated by at least 0.6 mt. parapet / compound wall / railing.

Provided further that underground water tank, a surface water tank upto 1.5 Mts. in height from ground level, well, a tubewell and a pump-room as directed by appropriate authority with maximum size of 1.5 meters x 1.5 meters with a height not more than 1.8 meters shall be permitted except road side margin of a building unit.

- ii. The plot level may be permitted to be raised upto plinth level in cases of Building Units other than tenement buildings, ownership tenement flats, industrial and commercial units.

12.4.1. (E) **PROJECTION IN MARGINS**

- i. In any marginal open space, weather sheds projections shall be permitted upto 0.60 Mts. at the height of 2.0 Mts. from the floor level. But not in continuation with floor slab. However it shall not be allowed to be covered in any case so as to add to the usable floor area.
- ii. In case of detached and semi-detached residential dwelling building unit 1.00 mt. wide open cantilever stair with maximum 2.00 mts. landing space at floor level shall be permitted in the 3.00 mts. and above marginal space except road side margin.
- iii. (a) In a marginal spaces of 3 meters or more in width, overhanging balcony above 2.40 mts. from the plot level with maximum width of 1.20 mts. shall be permitted.
- (b) In a marginal space of 3 meters or more in width cantilever stair projection of maximum 90 cms. Width and attached to a building with other side open and with a parapet or railing 90 cms. High shall be permitted.
- (c) In any marginal open space, chhaja, weather shades, hood, sun breaker and architectural projections shall be permitted to project upto 0.6 mts. at the height of 2.4 mt. From the plot level. However, it shall not be allowed to be covered in any case so as to add to the usable floor area.
- (d) In tenement type building projection of 0.9 mts. width at the height not less than 2.4 mts. shall be permitted in a marginal space of 4.5 mts. between two buildings such that the clear distance of 2.70 mts. shall be maintained throughout.
- (e) in lay out type building projection of 0.9 mt width at the height not less then 2.4 mt shall be permitted is a marginal space of 4.5 mt, between two building such that the clear distance of 2.70

mt. Shall be maintained throughout.

- (f) On the approach road 0.6 mt balcony and weather board projections will be permitted, step Shall not be permitted on approach road.
- (g) A canopy / cantilever slab projections in margin Shall be permitted in such a way that minimum space of 2.3 mt, road side margin and minimum 1.8 mt, side margin is left over. The land under this canopy shall not be allowed to be raised above ground level. This canopy Shall be erected at least 2.4 mt above the ground level.

12.4.1 (F) **MARGINS FROM COMMON PLOT**

- i. 3.00 mts. shall be required in case of low-rise building.
- ii. 6.0 or 0.2H which ever is more shall be required in case of high-rise building.

**12.5 OPEN SPACE**

**12.5.1 Open Air Space**

- (a) Every such interior or exterior open air space shall not be less than the width prescribed in the following scale and may be provided at the plinth level or at the floor level of every such room. Linear interpolation from a height not specified herein will be permitted.

Minimum width of open air Space throughout (MTS)	Where height of building (above plinth adjoining The open air space) does not exceeds (MTS)
3	7
4	10
5	13
6	16
7	20
8	24
9	30

- (a) 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.
- (b) For the purpose of the above bye-laws, the depth of the room shall not be more than three times the width of the room which abuts on the air space.

**12.5.2 WATER CLOSET AND BATHROOM**

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

At least one of the walls of a water closet or bath room or sanitary block shall have a opening of minimum 0.25 sq.mt. upon a minimum 0.9 Mts. wide open space or upon a verandah not less than 1.5 Mts. wide opening to air on one side.

**12.5.3 OPEN SPACE TO BE OPEN TO SKY**

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

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



**12.6 DEVELOPMENT OF BUILDING UNIT IN EXISTING CHAWLS**

Subject to the following conditions, owners of individual rooms of existing authorized chawls may be permitted to make alterations or to construct additional floors :

- 1) Additional built-up area on ground floor shall not be permitted, if it exceeds the permissible built-up area on ground floor as prescribed under regulation for tenement type construction.
- 2) Open space for common plot and approached as required under tenement type construction shall be maintained.
- 3) Subject to other regulation adequate ventilation, owners of individual rooms may construct two additional floors over the ground floor.
- 4) Individual owners shall have to provide water closet and bathrooms.
- 5) While permitting first floor or the second floor, no objection shall be taken regarding F.S.I., built-up area and number of tenements in regard to the existing ground floor constructions.

**12.7 DEVELOPMENT OF BUILDING UNIT IN EXISTING DETACHED AND SEMI-DETACHED DWELLING UNIT.**

In case of approved individual detached and/or semi-detached existing dwelling unit the extension of permissible upper floors may be permitted as per sanctioned margin stair case and projection shall be permitted for permissible upper floors.



### **13. COMPOUND WALLS AND GATES**

- 13.1 Detailed drawings of gates and boundary walls shall be submitted along with the application for development permission.
- 13.2 No cactus hedge shall be allowed along the boundaries of a plot in any portion of the development area.
- 13.3 A road side compound wall not exceeding 1.5 mts. in height from the crown of the road shall be permitted while on the other side along the boundary of the building unit, the maximum height of the compound wall shall be 1.8 mts. only. A compound gate shall not be constructed or permitted on the curvature of the compound wall at the junction of the roads.

Provided that in the case of building units having area of more than 2000 sq.mts. gate-pillar (hollow) to an extent of 1:44 sq.mts. internal area may be allowed up to the height of 2.4 mts.

Provided further that in the case of plots at the junction of streets, no boundary wall below the fence grill (with at least 50% perforation) facing the streets shall be raised to the height more than 0.8 Mt. from the kerb for a length of 9 Mts. from the junction of the streets.

- 13.4 Except on the junction of the roads where heights shall be prescribed as per standard design of a compound wall approved by the Competent Authority. In case of mills, buildings of competent Authority, Municipality and Government, the Authority may allow the compound wall to be raised to a height not exceeding 3 Mts. from the crown of the road in front and on sides.
- 13.5 No partition wall shall be allowed anywhere in the margins of building unit.  
Provided that a partition wall upto 1.5 Mts. height shall be permitted on common boundary of semi-detached building and marginal distances between two structures.
- 13.6 The plots of active burial-grounds and crematorium abutting on the main road in residential locality shall be provided by the owners with a compound-wall having a height not less than 1.5 Mts. from the crown of the road in front.
- 13.7 No gates of compound wall shall open outward and shall be provided with a contrivance which shall prevent the gate from opening outward on the foot-path or road.
- 13.8 The entry or exit to the plot situated on the junction of the roads having a width of 12 meters or more shall be located at least 15 meters away from the corner point of the plot on such junctions.

If the length of a side in such a plot is less than what is prescribed above, such entry or exit shall be provided at the farthest end of the plot from the junction.

#### 14.A DISTANCE FROM WATER COURSE

No development whatsoever, whether by filling or otherwise shall be carried out within 30 Mts. from the boundary of the bank of the river and where there is no river embankment, and within 15 Mts. such distance as may be prescribed under any other general or specific orders of Government and appropriate Authority whichever is more, from river where there is river embankment but in case of kans, nala, canal, talav, lake, water-bodies etc. it shall be 9.00 mts.

Provided that 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 direct the water courses to an alignment and cross section determined by the Competent Authority.

#### 14.B DISTANCE FROM NALIA ROAD

In case of land abutting on nalia road the minimum distance from the center of the nalia road shall be 4.5 mts or the actual width of the nalia road which ever is higher, shall be kept as a part of the road.

Appropriate margin as per other regulation applicable should be left beyond this distance left.

**14.C** LPG/CNG filling station shall be permitted in all Residential Zone-1 & 2 & 3, General Commercial Zone, Local Commercial Zone, Non obnoxious Industrial Zone, Obnoxious Industrial Zone, Agriculture Zone, Nodes defined in clause no. 2.56(i) to (v).

#### 14.D SET BACK

The Set back as mentioned table below from central line of relevant existing road shall be provided where regular line of road.

Sr. No	Road	Distance from the centreline
1	From Chhani GSFC to Jambuva bypass	20.0 mtr
2	From Pratapnagar road to end of Yamuna mill	18.0 mtr
3	From Genda Circle upto Vadodara branch canal via bapu ni dargah	18.0 mtr
4	From Tersali bus stand upto national highway	15.0 mtr
5.	From Bird Circle to Jetalpur under pass	12.00 mtr

#### NOTE :

- i) The land left open as set back shall be deemed to be part of the street.
- ii) The competent authority may permit the F.S.I of any plot or a building unit on the basis of its original area, if the owner of such a land is prepared to release the effected land by road widening or for construction of new road without claiming any compensation thereof.

## 15. DEVELOPMENT OF LOW COST HOUSING

### SCOPE :

These regulations shall be applicable to development of schemes for socially and economically backward class of people for economically weaker section of the society and for low cost housing only undertaken by public agencies, co-operative societies Government or Semi-Government bodies, Registered Developers.

### 15.1 PLANNING :

The type of development for housing for socially and economically backward class of people and for low cost housing, block development as group housing.

- i) The maximum permissible density in Dwelling shall be 225 dwelling per hectare.
- ii) The minimum and the maximum plot size shall be between 18 sq.mts. and 40 sq.mts. respectively with built up area not exceeding 70% of the plot area leaving front as well as rear margin of 1.5 mts.
- iii) The minimum frontage of plot shall be 3.0 mts. in width.
- iv) At every 20 such continuous plots 2.0 mts. wide space open to sky shall be provided.
- v) The maximum numbers of stories in a building construction on the plot shall be ground plus one upper storey only.
- vi) Common plot at the rate of 10% percent of the area of the plot / land developed shall be provided for open space / community open space which shall be exclusive of approach roads, path ways, or margins.

### 15.2 GENERAL BUILDING REQUIREMENTS :

- (1) The minimum height of the plinth shall be 30 cms. from the top surface of approach road or path way.
- (2) The maximum floor space index permissible shall be 1.8.
- (3)
  - (a) The size of living room, bed room shall not be less than 8 sq.mts. with minimum width of 2.4 mts.
  - (a)
    - i. Size of independent bath-room & w.c. shall be .9 sq.mts. with minimum width of .9 mts.
    - ii. Size of combined bath room and w.c. shall be 1.8 sq.mts. with minimum width of 1.0 mts.
- (4)
  - (i) The minimum height of room shall be as under :-
 

Living room	:	2.4 mts.
Kitchen room	:	2.4 mts.
Bath / W. C.	:	2.1 mts.
Corridor	:	2.1 mts.
  - (ii) In case of the slopping roof the average height of the roof shall be 2.1 mts. and the minimum height of the eaves shall be 2.4 mts.

- (iii) The minimum slopes of the slopping roof, shall be 30° for G.I. sheets, asbestos sheets or tiled roof while for R.C.C. slopping roof, the minimum slop shall be 12°.
- (5) The opening through windows, ventilators and other opening for light and ventilation shall be as under :
  - i) One tenth of the room floor area.
  - ii) For w.c. and bath not less than 0.2 sq.mts.

The width of stair case shall be 0.75 mts. minimum the maximum height of the riser shall be 20 cms.

The minimum width of the tread shall be 22.5 cms. The minimum clear head roof of the stair case shall be 2.10 mts.
  - iii) There shall be one staircase for every 12 (twelve) dwelling units or part thereof.

### **15.3 ROADS AND PATHWAYS :**

- i) The area under the roads and pathways in such housing project shall normally not exceed 20 percent of the total area of the project.
- ii) Access to the dwelling units where motorised vehicles are not normally expected shall be by means of paved foot paths with right of way of 6 mts. and pathways of 2 mts. only. The right of way shall be adequate to allow for plying of emergency vehicles and also for side drains and plantation.
- iii) Where motor able access ways are not provided and pedestrian path ways are provided the minimum width of such path way shall be 4.0 mts. which shall not exceed 50 mts. in length.

### **15.4 MINIMUM REQUIRED : ACCOMMODATION**

- i) The minimum accommodation provided in every building unit shall be one living room and a w.c. where there is a drainage system, the agency developing the area shall install and maintain the internal drainage system, where there is no drainage system the individual soak-pit shall be provided as per provision of National Building Code.
- ii) The loft if provided in the room shall not cover more than 30% of the floor area of the room.

### **15.5 STRUCTURAL REQUIREMENTS:**

- i) Load bearing walls of the building shall be of Brick stone or pre cast block in any mortar, in the case of R.C.C. framed structure or wooden framed structure filler walls may be of suitable local materials.
- ii) Roof of the building shall be of galvanized iron sheets, asbestos sheet, tiles roof or R.C.C. roof in the case of upper storied buildings middle floor shall be of wooden or R.C.C. and rest as per choice.
- iii) Doors and windows of building shall be of any material.
- iv) Rest of the work of building shall be as per locally available resources and as per choice.
- v) For structural safety and services clause 17.23 shall be applicable.

## **16. PROVISIONS FOR SPECIAL DEVELOPMENTS**

### **16.1 REGULATION FOR EXISTING SLUM REDEVELOPMENT REHABILITATION SCHEMES ON SELF FINANCING BASIS:**

#### **16.1.1 DEFINITION OF SLUM:**

Slum means an Area which contains sheds, Huts constructed Principally of wood, mud, leaves, grass, cloth or thatch and includes any temporary structures of whatever size and any small building of whatever material made, intended primarily for human habitation.

#### **16.1.2 REDEVELOPMENT/REHABILITATION OF EXISTING SLUM:**

These regulations shall apply to all building unit/lands/plots or part/portion of building units/lands/ plots on which slums are existing as per the 1991 census as the case may be and/or plots being processed for slum up-gradation, redevelopment, rehabilitation.

- (1) Redevelopment of building units/lands/plots on which slums are existing as per the latest census shall be permitted for the rehabilitation of the slum dwellers through the owner of such land or their authorised agents/developers as approved by the Competent Authority by permitting redevelopment for slum dwellers.
- (2) All eligible slum dwellers residing on the building unit/land/plot to be redeveloped shall have to be accommodated on the same plot.
- (3) DP/TP Roads abutting such building unit/plots may also be cleared of existing slums by owners of such land by providing them accommodation in the scheme.
- (4) In any such scheme, area of existing commercial user shall be permitted.
- (5) The names of all eligible slum dwellers shall be duly certified by the competent authority.
- (6) Each hutment dweller personally (or his legal heir) residing as per record in latest census shall get the benefit of rehabilitation.
- (7) The owners/authorised developer shall organize all the eligible hutment dwellers into a Registered Co-op. Housing Society/or an Registered Association.
- (8) The owners/authorised developers shall grant a unit of minimum built-up area of 20 sq.mts. subject to minimum 14.00 sq.mts. carpet area only in Low-Rise Buildings to each of the eligible slum dweller.
- (9) The 14.00 sq.mts. carpet area of the dwelling unit shall includes a multipurpose room cooking space, and a w.c., but shall not include common areas, such as stairs passages etc. The rehabilitation unit shall be completed with water supply, drainage and electricity.
- (10) The permissible F.S.I. for the remaining plot shall be on the basis of Gross Building Unit/ Plot/Land area with addition F.S.I. of 0.50 of the F.S.I. consumed for eligible slum dwellers.
- (11) Allotment and administration by lot system of new unit to all eligible slum dwellers, beneficiaries shall be done by the owner/developer/authorised agent.
- (12) If in case it is necessary to shift some or all hutment dwellers to necessitate the new construction, transit accommodation facility shall be offered by the owners/authorised developer at his cost and the occupants shall have vacate the slums and shall have move to the transit accommodation.



- (13) The owners/authorised developers shall prepare a subdivision-layout plan for the entire land occupied by the hutment dwellers, distinctly showing on the plan accommodation/ building for eligible hutment/slum dwellers and accommodation/buildings for commercial sale and submit plans and other documents as may necessary to enable the competent authority to approve the subdivision plans and building plans for both.
- (14) The owners/authorised developers shall transfer the absolute ownership rights free from all encumbrance of proposed construction of rehabilitation unit including their absolute rights in the part of land set apart for the rehabilitation to a registered co-op Housing Society/Association of Slum, Hutment dwellers without any consideration. The owner / authorised developer shall have absolute rights of ownership of balance land and shall be entitled to develop such balance land.
- (15) Possession and ownership of newly constructed unit for slum dweller under rehabilitation, rehabilitation scheme shall be given only, after the hutment dweller has relinquished all the rights in original hut and the land below it, as well as has peacefully handed over the possession of transit facility and paid all the dues. Each hutment dweller shall thus become virtual owner of his allotted dwelling unit through his membership of Co-op. Society / Association.
- (16) The allottee who has been given the rehabilitation unit shall not alienate the unit or transfer it to anybody else (except the legal heirs) for a period of ten years from the date of taking over possession without prior permission of competent authority.
- (17) The Co-op. Housing Society/Association of the hutment dwellers at their cost shall manage and maintain the common facilities and amenities provided within the area transferred to the society/association and also shall be responsible for maintaining common amenity and services and also pay the Govt. and Municipal Taxes, applicable from time to time.
- (18) The possession of the dwelling units in remaining building unit land shall be permitted only after the completion and handing over the possession of rehabilitation dwelling units to all eligible slum dwellers.
- (19) The above regulations shall be subject to all other regulations of the GDCR and development plan and in case of any conflict between the above regulations and that of the GDCR and/or the Development Plan, the latter shall prevail.
- (20) In case of slum rehabilitation project, eligible slum dwellers agree upon to rehabilitate in other building unit/land, the complete project shall have to be approved by the Variance Committee

**16.2 DEVELOPMENT IN PLOTS RESERVED FOR PARKING, MULTI PURPOSE (M.P.), TRANSPORT NODE (T.N ), & REDEVELOPMENT ( R.D), DEVELOPMENT PLAN OF T.P. SCHEME.**

**MULTI PURPOSE USE: -**

Means use related to health, education. Communication, safety, social and cultural, recreational Public utility, and services, along with their additional had related activities, allied activities like housing commercial and service activities including institutional uses.

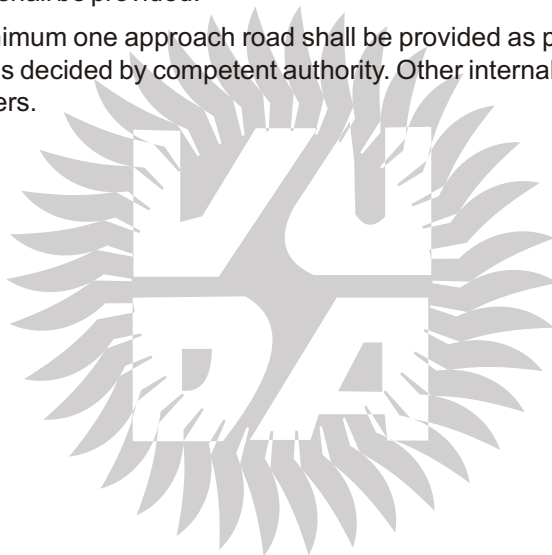
**TRANSPORT NODE :-**

Transport nodes shall include Transport and allied activities as predominant activities where as residential, commercial and other allied activities needed for the transport activities shall be permissible in the quantum as may be decided by the competent Authority,

### 16.3 GROUP HOUSING

Group housing having 10 or more than 10 dwelling units having maximum built up area up to 50.00 sq.mts. of each dwelling unit shall be permissible subject to the following provisions :

- i) Only ground plus two floor structure without hollow plinth.
- ii) Minimum size of building unit 4000 sq.mts.
- iii) Road side margins shall be as per these regulations other than road side margin shall be 2.25 mts. Distance between two buildings shall be 4.5 mts.
- iv) Maximum height of the building shall be 10 mts.
- v) Maximum permissible built up area shall be 60%.
- vi) Sub division of common plot may be allowed by the competent authority with no side less than 10.50 mt. of such sub divided common plot. Margin from the common plot shall be minimum of 2.0 mts. One common plot of minimum of 300 sq.mts. shall be provided.
- vii) The minimum one approach road shall be provided as per the regulation no. 10.4 and or as decided by competent authority. Other internal width of the road shall be 2.4 meters.



## **17. GENERAL BUILDING REQUIREMENTS**

### **17.1 ELEVATORS (LIFTS)**

Lift shall be provided in all building as prescribed hereunder :

- i) In case of building having height more than 13 mts. lift shall be provided.
- ii) Lift shall be provided at the rate of one lift for 20 tenements of all the floors or part thereof for residential buildings and at the rate of one lift per 1000.00 sq.mts. part thereof of built-up area for non-residential buildings.

The tenement and built-up area on ground floor and two upper floors shall be excluded in computing the above requirement.

Lift shall be provided from ground floor and shall have minimum capacity of six persons. On the basis of detailed calculations based on the relevant provisions of National Building Code, the number of lifts can be varied.

Provided that if the number of floor does not exceed three floors, excluding the ground floor, the lift may not be provided.

- iii) Notwithstanding anything contained in the Development Control Regulations in case of building with 21 meters or more in height, at least two lifts shall be provided.

### **17.2 FIRE PROTECTIONS :**

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

- i) In addition to the requirement under Regulation No. 17.1 at least one lift designed as fire-lift as defined in the National Building Code shall be installed.
- ii) At least one stair-case shall be provided as a fire staircase as defined in the National Building Code/Provided that this shall not be applicable if any two sides of a staircase are kept totally open to external open air space.
- iii) Water supply: Underground tank of the capacity of one lakh liters and two lakh liters for the building situated within the municipal limit and outside of the municipal limit respectively be invariably provided in all the high rise buildings. Water in the normal use tank should come only through the overflow of fire tank so provided.
- iv) In high rise buildings, the internal fire hydrants shall be installed as provided in the National Building Code or as prescribed in the Indian Standard Code of practice for installation of internal fire hydrants in high rise buildings. The detailed plan showing the arrangement of pipe lines, booster pumps and water-tanks at various level's shall be submitted for approval of the concerned authority along with the plans and sections of the buildings.
- v) In case of high rise buildings, an external fire hydrant shall be provided within the confines of the site of the building and shall be connected with Municipal Water mains not less than 4" in diameter. In addition, fire hydrant shall be connected with Booster Pump from the static supply maintained on site.
- vi) In case of high rise buildings separate electric circuits for lift installation, lighting of passages, corridors and stairs and for internal fire hydrant system shall be provided.

- vii) All the requirements under the above regulations/shall be clearly indicated on plans duly signed by the owner and the person who has prepared the plans. The Competent Authority may direct the owner to submit such further drawings as may be necessary, to clarify the implementation of the provisions of the above regulations.
- viii) Every building having a height of more than 25 mts. shall be provided with diesel generators which can be utilized in case of failure of the electricity.
- ix) The standard of National Building Code must be adopted fully in providing stair-case and alarm system.
- x) There should be provisions of dry powder Fire extinguisher to the extent of two on each floor with a capacity of five Kgs. In all the High rise Buildings.

#### 17.3 SAFETY OF BUILDING :

- (1) All external walls shall be minimum 23 cms. thick of any kind of material.
- (2) The thickness of the load bearing walls in the case of masonry walled building shall be as under :

Building with	Thickness of walls			
	On G.F.	On F.F.	On S.F.	On T.F.
(i) Ground + One Floor	23 cm	23 cm		
(ii) Ground + Two Floors	23 cm	23 cm	23 cm	
(iii) Ground + Three Floors	35 cm	23 cm	23 cm	23 cm

In case of cellars the external wall shall be of R.C.C. and it shall have minimum thickness of 23 cms. or 45 cms. brickwork in case of brickwork.

- (3) Subject to any of the above regulations every person who undertakes construction of a building and/or who designs the structural member of the building shall comply with the provisions of National Building Code prevailing at the relevant time or the provisions of the Indian Standard Specifications published from time to time.
- (4) Every person who undertake the construction work on a building or directs or supervises such works shall be responsible and shall ensure use of sound and good quality building materials, properly put together for optimum safety. He shall be liable for all consequences arising out of breach of this regulations.

#### 17.4 PLINTH :

Provided that the ground floor of a building may be permitted on stilts/pillars instead of a solid plinth with a clear height of 2.4 mts. in case of slabs with beams height should not exceed 2.8 mts. and further that this space shall at all times be kept free from any enclosure except for genuine stair case. Every habitable rooms shall have minimum plinth height of 0.90 mt. from ground level.

Provided that in case of habitable room the plinth level shall not be lower than highest flood level or as may be decided by the competent authority.

Provided further that a electric meter room, room for telephone D.B.; bath-room, water-room, stair-case room, pump room, water closet, servant room, security cabin may be allowed with a minimum plinth of 30 cms. and that the parking garage may have no plinth.

In all case including the ground floor is on stilts/pillars provisions of regulation no.17.23 shall be followed.

#### **17.5 CELLAR :**

In a building unit, the cellar may be permitted on the following conditions :

- i) Area and extent : The total area of any cellar (basement) shall not exceed twice the plinth area of the building, or the area of the plot whichever is less. It may be in one level or two. No cellar shall be permitted in the required minimum marginal space.
- ii) Height of the cellar shall not be less than 2.8 mts. clear from top of the flooring to the bottom of the lowest structural member. The maximum depth of basement shall be 2.5 mts. below ground level. The maximum height of the cellar shall not be more than 3 mts.
- iii) Clear width of the stair leading to the cellar shall not be less than the width of the regular staircase leading to upper floors.
- iv) No stairs to be constructed under these regulations shall consist of any wooden material.
- v) Adequate opening for ventilation should be provided as directed by Competent Authority. The materials of the construction and fixtures of the cellar should be of fire resisting nature and in no case, wood shall be used as structural part of the cellar or any fixtures thereof. The extent of ventilation shall be the same as required by the particular occupancy for which the basement is used. Any deficiency must be made good by resort to a mechanical system, viz. Blowers, exhaust fans, air conditioning system, according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code.
- vi) No water connection or drainage connection shall be permitted in the cellar.
- vii) In no case cellar shall be permitted to be connected with normal drainage line.
- viii) Uses permitted: parking, safe deposit vault, A.C.Plant..
- ix) In genuine requirement of parking, the competent authority may permit the second cellar if the parking space available at ground level and in first cellar is not sufficient, for the reasons stated in writing.

#### **17.6 HEIGHT OF FLOORS:**

Minimum height of floors in building at any point shall be 2.8 mts. for residential and commercial uses and 3 meters or as per Factory Act or other relevant Act in case ground floor and upper-floors in a building used for offices for ancillary uses of factories, workshops, godowns and other industrial purposes.

Provided that in case of folded roof the minimum height of 3.0 mts shall be measured from the lowest point of the fold.

Provided that in case of gabled or slopping roof the minimum height below the lowest part of roof, shall not be less than 2.2 mts. and an average height of the rooms shall not be less than the minimum prescribed here above.

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

Provided that for verandah, bathroom, w.c., passages, puja room, store room, stair cabin, minimum height of 2.00 mts.

#### 17.7 LOFT :

The loft at a minimum height of 2 mts. from floor level not exceeding 30% floor area of the room may be allowed in any room.

#### 17.8 STAIRS, LIFTS, LOBBIES AND CORRIDOR :

The width of lobbies or corridors in building shall be as under :

- (a)(i) In case of residential and non-residential building except individual detached building minimum clear width of corridor shall be as under :

Length of Corridor (in mts.)	Width of Corridor	
	Residential	Non-Residential
Upto 6	1.0	1.2
Upto 9	1.2	1.5
Upto 15	1.2	2.0
Above 15	1.5	2.5

#### NOTE :

- i) For every additional 9.00 mts. length or part there of the width of corridor shall be increased by 0.30 mts. upto a maximum of 3.00 mts.
  - ii) In case of starred hotels, the width of the corridor shall be as per the authorized standards of the starred hotels.
- (b) In case of residential buildings, except dwelling unit occupied by single family to be constructed upto three floors excluding the ground floor, the clear width of the common stair shall not be less than 1.2 mts.
  - (c) In case of all non-residential and high-rise residential buildings, the clear width of stair and landing exclusive of parapet shall not be less than 1.5 mts.
  - (d) Minimum stair width for more than 6 tenements on each floor shall be 1.5 mts.
  - (e) The stair-case & lifts (elevators) shall be so located that it shall be within accessible distance of not more than 25 mts. from any entrance of tenement or an office provided on each floor.
  - (f) The design of the lift & stair along with the tread and riser shall comply with the provisions of the National Building Code for that class of building.
  - (g) No winders shall be allowed except in case of individual dwelling unit.



## 17.9 SANITARY ACCOMMODATION:

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

- (a) In the case of use of building as office and public building except cinemas, theaters, meetings and lecture halls, minimum sanitary facilities should be provided as under:
- i) Every office building or public building shall be provided with at least one water closet.
  - ii) Water closets shall be provided for each sex and the number of such water closets for each sex shall in every case be based upon the maximum number likely to occupy such building at any one time.
  - iii) One urinal shall be provided for every 25 males or part thereof and one water closet for every 25 females or part thereof upto 100 persons. For any number exceeding 100, one urinal for every 50 persons shall be provided.
  - iv) There shall be provided one water-closet for every 50 persons of each sex or part thereof upto 500 persons and for excess over 500, one water closet for every 100 persons of each sex or part thereof shall be provided. However, if the total number of employees in such building or the number of persons likely to use such building does not exceed 20, one water closet each for both sexes shall be sufficient and no urinal may be provided.
  - v) The building shall be deemed to be occupied by persons or employees at the rate of one per every 5 square meters of the floor area and sanitary facilities shall be provided according to the number of employees or occupants so worked out.
  - vi) Such water-closet and urinals shall be in an accessible location and shall be provided with signs plainly indicating their purposes and the sex for which they are meant.
  - vii) For all type of buildings only BIS (Bureau of Indian Standards) approved flush shall be used.

(b) Industrial Buildings and Warehouses :

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

- i) Every such building shall be provided with at least one water closet or privy.
- ii) Water closet or privies shall be provided for each sex and number of such closets or privies for each sex shall in every case be based upon the maximum number or persons of that sex employed in occupying such building.
- iii) Water-closet or privy accommodation shall be provided in every W.C. on the following scale :

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

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

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

- iv) In every such factory there shall be provided one urinal for every 100 persons of each sex or any less number thereof.
- v) In every such factory there shall be provided one washing place of 3.6 square meters in area with sufficient number of taps as per standards laid down by rules in respect of factories.
- vi) In every building of the ware-house class there shall be provided one water closet for every 50 males or any less number thereof and one water closet for every 50 females or any less number thereof and one water closet for every 50 females or any less number thereof. There after water closet shall be provided at the rate of one closet for every 70 persons.
- vii) In every building of the warehouse class, there shall be provided one urinal for every 100 persons of each sex or any less number thereof.
- viii) For the purpose of determining the number of water-closet and urinals each 30 sq.mts. of the gross floor space of such building shall be deemed to be occupied by one person.
- ix) Such water-closet and urinals shall be accessible in location and shall be provided with signs plainly indicating their purpose and the sex for which they are meant.

(c) Educational Buildings :

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

- i) Subject to minimum provisions of two water-closets and five urinals, there shall be one water-closet and four urinals for every 200 students or part thereof.
- ii) Competent Authority may enforce the distribution of the above sanitary facilities to be provided at each floor of the building.
- iii) The building shall be deemed to be occupied by students at the rate of one student per every 1.00 sq.mt. of the floor area of all the class-rooms and sanitary facilities shall be provided according to the number of students so worked out.

(d) Residential Building or Residential Tenements :

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

#### **17.10 VENTILATION :**

- (a) Ventilation of Rooms: Every such room whether it is living room or a kitchen shall be constructed that the same have for the purpose of ventilation.

A window or windows and/or ventilators clear of the such frames, opening directly into an interior or exterior open air space or into an open verandah or gallery abutting on such open air spaces having an opening of not less than one tenth of the floor area of the room of an aggregate opening of doors, windows and ventilators of not less than one seventh of the floor area of the room.

Such aggregate opening in respect of sitting room, or dining room of three or more room tenements may be provided either by windows, ventilators or doors, if such room abut on an open verandah or gallery.

- (b) Factories and buildings of the warehouses: Every room in such building shall be lighted and ventilated by sufficient number of windows, ventilators and sky lights exclusive of doors having clear opening not less than  $1/7^{\text{th}}$  of the floor area abutting on open air space of width not less than  $1/3^{\text{rd}}$  of the height of the part of the building abutting such open space.

Provided that this requirement may be relaxed if artificial lighting ventilation are installed to the satisfaction of the competent authority.

- (c) Ventilation of stair-case: Every stair case provided under the foregoing clauses shall be lighted and ventilated to the satisfaction of the Authority from an open air space not less than 1 sq.mt.

- (d) Windows in stair-case Bay: There shall be provided a window or windows of an aggregate area of at least 1.2 sq. mt. on each storey in such of the wall of the stair-case room which abuts on such 1 sq.mt. open air space to light and ventilate such staircase.

- (e) Ventilation from the Top and Skylight etc. : Where an open well for light and ventilation, within the space enclosed by a stairway and its landings, is proposed to be provided, the least horizontal dimensions of which are equal to two times the width of the staircase then the requirements of clause(c) and (d) may be dispensed with provided that there shall be in the roof directly over each such stair well, a ventilating skylight with provided fixed or movable louvers to the satisfaction of the Competent Authority. The glazed roof of the skylight shall not be less than 3.7 sq.mts. in area. No lift or any other fixture shall be erected in such staircase well.

#### **17.11 LOCATION OF OPENINGS :**

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

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

#### **17.12 STAIRWAY :**

Stairway shall conform to the following provisions in addition to items (i) to (vii) below. In addition, in order to satisfy fire fighting requirements any stairway identified as an exit stairway shall conform to the requirement stippled in fire protection regulations provided in these regulations.

- (i) **Width :-** The minimum width of a staircase other than a fire escape shall be as given in Table here under :

**TABLE**  
**Minimum width of common Stairway / Corridors for occupancies**

Sr. No.	Type of Occupancy	Minimum width of Staircase / Stairway / Corridor (in meters)
(1)	(2)	(3)
1	Residential Building	
	(a) Low rise	1.2
	(b) Hotels and High rise	1.5
2	Educational Building	
	(a) Upto 24 m. high	1.5
	(b) Over 24 m. high	2.0
3	Institutional Buildings (i.e. hospital)	
	(a) Upto 10 beds	1.5
	(b) Over 10 beds	2.0
4	Assembly Buildings	2.0
5	Mercantile, Business, Industrial Storage, Hazardous, Buildings	
	(a) Low rise	1.5
	(b) High rise	2.0

- ii) **Flight:** No flight shall contain more than 12 risers, but in residential buildings, in narrow plots and in high density housing a single flight staircase may be permitted.
- iii) **Risers:** The maximum height of a riser shall be 19 cm. In a residential building and 16 cm. In any other occupancy. However, on an internal stairway within a dwelling unit a riser may be 25 cm. High.
- iv) **Treads:** The minimum width of the tread without nosing shall be 25 cm. For staircase of a residential building, other than fire escapes. In other occupancies the minimum width of the tread shall be 30 cm. It shall have a non-slippery finish and shall be maintained in that fashion.
- v) **Head room:** The minimum head room in a passage under the landing in a staircase under the staircase shall be 2.2 m.
- vi) **Floor indicator:** The number of each floor shall be conspicuously painted in figures at least 15 cm. Large on the wall facing the flights of a stairway or at such suitable place as is distinctly visible from the flights.
- vii) **Hand Rail :** Hand rail a minimum height of 0.9 m. from the center of the tread shall be provided.

### 17.13 RAMPS:

- (1) **Ramp for pedestrians:**
  - (a) **General:** The provisions applicable to stairway shall generally apply to ramps. A ramp in a hospital shall not be less than 2.25 Mts. wide in addition to satisfy the fire fighting requirements.
  - (b) **Slope:** A ramp shall have slope of not more than 1:10, it shall be of non-slippery material.
  - (c) **Handrail:** A handrail shall be provided on both the sides of the ramp.
- (2) **Ramps for handicapped people:** The provision of the ramp with a handrail to every public building on ground floor only as compulsory for handicapped people, as per the revised National Building Code.
- (3) **Ramp for basement or storied parking:** For parking spaces in a basement and upper at least two ramps of adequate width and slope shall be provided preferably at the opposite and such ramps may be permitted in the side and rear marginal open spaces, after leaving sufficient space for movement of firefighting equipments.

### 17.14 ROOFS:

- i) **Effective drainage of rain water:** The roof of a building shall be so constructed or farmed as to permit effectual drainage of the rain water therefrom by means of rain water pipes at the scale of at least one pipe of 10 cm. Diameter for every 40 sq.mt. of roof area. Such pipes shall be so arranged, jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of adjacent buildings.
- ii) **Manner of fixing rain water pipes :** Rain water pipes shall be affixed to the outside of the walls of the building or in recesses or chases cut or formed in such walls or in such other manner as may be approved by the Competent Authority.

### 17.15 TERRACE :

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

### 17.16 PARAPET :

Parapet walls and handrails provided on the edges of the roof, terrace, balcony, etc. shall not be less than 1.15 mts. from the finishing floor level and not more than 1.3 mts. height above the unfinished floor level. Parapet construction shall be made of material and design, such that it ensure optimum safety to the user/occupants of the building.

### 17.17 MOSQUITO – PROOF WATER TANK :

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

### 17.18 REFUSE AREA / DISPOSAL OF SOLID WASTE :

Wherever a property is developed or redeveloped, a space for community-Bin for disposal of Solid Waste shall be provided in the road-side front marginal open space. The owners/occupants shall be required to provide the community-Bin with air-tight cover on top at the standards prescribed as follows :

- i) The size of community bin (container) shall be calculated at the rate of 10 liters capacity per tenement/dwelling unit, for Residential use of building; provided that the maximum capacity of container shall be 80 liters. The numbers of bins shall be calculated on the basis of total no. of dwelling units / tenements.
- ii) The size of community-Bin (container) shall be calculated at the rate of the 20 liters capacity for each 100 SMT of floor-area, in case of non-residential use of building; provided that the maximum capacity of container shall be 80 liters. The number of bins shall be calculated on the basis of total no. of dwelling units / tenements.
- iii) Provided that in case of Hospitals, Hotels, Restaurants like uses the disposal of Solid Waste shall be carried out as per the norms decided by the authority from time to time.

**17.19 DISCHARGE OF RAIN WATER :**

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.

**17.20 CONSERVATION OF ARTIFACTS, STRUCTURES AND PRECINCTS OF HISTORICAL AND/OR AESTHETICAL AND/OR ARCHITECTURAL AND/OR CULTURAL VALUE (HERITAGE BUILDING AND HERITAGE PRECINCTS)**

No development or redevelopment or change of use or engineering operations or additions, alterations, repairs, renovations including the painting of building, replacement of special features or demolition of the whole or part thereof or plastering of heritage buildings and/or heritage precincts and pols shall be allowed except with the written permission of the competent authority.

**17.21 PROVISION OF LETTER BOX.**

In all case of building having more than 2 floors including ground floor a letter boxes for each separate unit shall be provided at ground floor level in such a way that postman can easily deliver the posts in them.

**17.22 TEMPORARY STRUCTURES :**

The concerned authority may grant permission for temporary construction for a period not exceeding six months at a time in the aggregate not exceeding for a period of three years. Such a permission may be given by him for the construction of the following namely :-

- (i) Structures for protection from the rain or covering of the terraces during the monsoon only.
- (ii) Pandals for fairs, ceremonies, religious function etc.
- (iii) Structures for godowns/storage of construction materials within the site.
- (iv) Temporary site offices and watchmen chowkies within the site only during the phase of construction of the main building.
- (v) Structures for exhibitions/ circuses etc.
- (vi) Structures for storage of machinery, before installation, for factories in industrial lands within the site.

Provided that temporary construction for structures. etc. mentioned at (iii), (iv) and (vi) may be permitted to be continued temporarily by the Competent Authority but in any case not beyond completion of construction of the main structure or building.



**17.23 INTERNAL WIRING FOR BROADBAND :**

All buildings to be constructed as multiple dwelling units/Apartment/Flats/ Commercial Centre shall be provided by internal wiring ready for broad band and cable connection at a single point and shall be checked by the Authority at time of issuing of the occupancy certificate.



## 18. FOR SPECIAL STRUCTURES REGULATIONS

### 18.1 SPECIAL STRUCTURE

Regulations for Malls, Hyper shopping, Cinemas, Multiplex with or without Mall, Theaters, Meeting Halls, Lecture Halls and Town-halls :

In addition to the requirements specified under Building Regulations, the following regulations shall also be applicable.

- (a) **Location :** The building for malls, multiplexes with or without mall shall be located directly on a road of 30 mts or more in width and for other uses shall be located directly on a road of 18 mts. or more in width, either existing or proposed subject to other regulations.
- (b) **Open Spaces :** In case of above uses, open spaces shall be provided as under:  
Front open space of 12 mts. width from the side abutting on the road shall be provided. Such open spaces may be permitted to be covered up to 6 mts. from the building line with a projected cantilever structure at a height of not less than 3.00 mts. from the ground level.  
Sides and rear open spaces of 6 mts. width shall be provided. In addition to the above, the Bombay Cinema Rules adopted by the State Govt. for cinemas and Janta theaters as amended from time to time, will also be applicable.
- (c) **Minimum Requirements :** The following requirement shall be provided.
  - i) The aggregate area of foyer exclusive of all passages shall be provided at every sitting-level at the rate of 0.1 sq.mt. per seat at that level, subject to minimum foyer width of 4.5 mts.
  - ii) Entry and exit passages of minimum 3 meters width shall be provided.
  - iii) Water-room and snack-bar shall be provided.
  - iv) The booking-office shall always be so located that intending purchasers of tickets have not to queue up in open space.
- (d) **Plinth :** The plinth shall be measured at the foyer level and it shall not be less than 45 cms.
- (e) **Corridor :** No landing, lobby, corridor or passage, not being an internal passage between and/or across rows of seats, intended for use as an exit; shall be less than 3 meters in width and there shall be no recess or projections in the walls of such passages or corridors within 1.8 mts. of the ground.
- (f) **Doors :** The auditorium doors shall be provided at the rate of not less than one door of a dimension of 1.5 meters in width and 2.1 meters in clear height for every 150 seats or part thereof. All outside doors for the use of the public shall be made to open outwards and in such manner that when opened, they shall not obstruct any gangway, passage, stairway or landing. These doors shall be provided in such a way that they open in aisles or cross-aisles provided under these regulations.
- (g) **Balcony, its height, floor of an auditorium and arrangement of seats:**
  - i) The height of the bottom balcony of the gallery shall not be less than 3 meters from the floor of the auditorium.
  - ii) The clear distance between the backs of two successive rows shall not be less than 100 cms. but for seats with rocking backs it may be 90 cms.

- iii) The minimum width of balcony steps shall be 80 cms. Provided that for the front and rear steps this distance shall be 90 cms.
- iv) The minimum height of the roof or ceiling at the highest steps of the balcony shall be 3.0 meters and at no place the distance between the nodding and lowest projection ray shall be less than 2.4 meters.
- v) The minimum width of the seat shall be 50 cms. provided that 25 percent of the total seats may be permitted up to the width of 45 cms. to adjust the staggering of the seats. The width of the seats shall be measured from centre to centre of hand rails or arm rests.

- (h) **Aisles :** Clear aisles not less than 1.2 meters 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 3.8 meters away from any aisles measured in the line of seating. Where all these aisles do not directly meet the exit doors, cross aisles shall be provided in such number and manner that no row of seats shall be more than 7 meters away from cross-aisles. The width of cross aisles shall be 1.2 meters.

Provided further that in computing the number of cross-aisles, the door connecting the aisles with foyer shall be considered as cross-aisles.

**Explanation :** The first cross-aisles in such a case shall be provided after the fourteen rows from the door.

- (i) **Sanitary Accommodation:**

- i) Water closet at the rate of one for 100 seats or part thereof and urinals at the rate of two for 75 seats or part thereof, at each seating level shall be provided.
- ii) One wash-basin for every 200 seats or part thereof shall be provided.
- iii) The above conveniences shall be suitably apportioned between two sexes.
- iv) Such water-closet and urinals shall be in accessible location and shall be provided with signs plainly indicating their purpose and the sex for which they are meant.

- (j) **Visibility Requirement:**

- i) The seat nearest to the screen shall not be nearer than the effective width of the normal picture (ratio 1:1.33). This distance shall be  $\frac{3}{4}$  in case of cinema scope and other wide angles techniques and one half in case of 70 mm. presentations.
- ii) The elevations of the balcony seats shall be such that line of sight is not inclined more than 30° to the horizontal.
- iii) The seats should preferably be staggered side-ways in relation to those in front, so that a spectator in any rows is not looking directly over the head of the person immediately in front of him.
- iv) 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.

- (k) **Ventilation :** Every auditorium shall be lighted and ventilated by doors, ventilators and windows abutting on an interior or exterior open air space which shall not be

less than 1/5<sup>th</sup> of the total floor area provided that if exhaust fans are installed or if the auditorium is air-conditioned, the requirement of this clause may be suitably relaxed by competent authority.

**(l) Minimum Requirement of Stairs :**

- i) Except where otherwise provided under these Regulations/bye-laws the minimum clear width of all the stairs shall be 1.5 mts.
- ii) No stair-case shall have a flight of more than 15 steps or less than 3 steps and width of the landing between such flights shall be of the same width of the stair-case. The tread of the step shall not be less than 30 cms. The riser shall not be higher than 10 cms.
- iii) No space less than 2.4 mts. in height shall be allowed under the floor of auditorium.
- iv) Except for a double-decker-cinema or theater, the access to the auditorium from the ground floor, if it is on upper floor or on stilts shall be provided by not less than three stairs; two of which shall be exit stairs. The clear width of these next stairs shall not be less than 2 meters.
- v) The access to balcony floor from auditorium floor shall be provided by not less than three stairs, two of which shall be exit stairs.  
Provided that if one exit stair is to be provided instead of two, its minimum width shall be 2.4 mts.
- vi) In case of double-decker-cinema or theater :
  - (a) The access to upper class auditorium from ground floor shall be provided by at least three stairs out of which two shall be exit stairs with minimum clear width of 2 mts.
  - (b) The access to lower class auditorium from ground floor shall be provided by at least two stairs, one of which shall be exit stair.
- (m) No permission shall be given for converting existing air-conditioned cinema theatre into non-air-conditioned cinema theater.

**(n) AIR-CONDITION**

The auditorium or the cinema should be air conditioned as per following general specifications:

- 1. Temperature range: 72° F to 80° F
- 2. Change of Air per hour-approximate 10 times.
- 3. Relative Humidity 50 p.c. to 60 p.c.
- 4. Fresh air requirements 7.5 C.F.M. per person approximately.

**18.2 FIRE PROTECTION REQUIREMENTS**

- (1) GENERAL :** The planning design and construction of any building shall be such as to ensure safety from fire. For this purpose, unless otherwise specified in these Regulations, the provisions of Part IV : Fire Protection Chapter, National Building Code, shall apply. For multi-storied, high-rise and special building, additional provisions relating to fire protection shall also apply. The approach to the building and open spaces on all sides upto 6 m. width and their layout shall conform to the requirements of the Chief Fire Officer. They shall be capable of taking the weight of

a fire engine weighing upto 18 tones. These open spaces shall be free of any obstruction and shall be motor able.

- (2) **EXISTS :** Every building meant for human occupancy shall be provided with exists sufficient to permit safe escape of its occupants in case of fire or other emergency for which the exists shall confirm to the following :

- i) **TYPES :** Exits should be horizontal or vertical. A horizontal exit may be a door-way a corridor, a passage-way to an internal or external stairway or to an adjoining building, a ramp, a verandah or a terrace which has access to the street or to the roof of a building. A vertical exit may be a staircase or a ramp, but not a lift.
- ii) **GENERAL REQUIREMENTS:** Exits from all the part of the building, except those not accessible for general public use, shall –
  - (a) Provide continuous egress to the exterior of the building or to an exterior open space leading to the street;
  - (b) Be so arranged that, except in a residential building, they can be reached without having to cross another occupied unit;
  - (c) Be free of obstruction;
  - (d) Be adequately illuminated;
  - (e) Be clearly visible with the routes reaching them clearly marked and signs posted to guide any person to the floor concerned;
  - (f) Be fitted if necessary, with fire fighting equipment suitably located but not as to obstruct the passage, clearly marked and with its location clearly indicated on both sides of the exit way;
  - (g) Be fitted with a fire alarm device, if it is either a multi-storied, high-rise or a special building so as to ensure its prompt evacuation;
  - (h) Remain unaffected by any alteration of any part of the building so far as their number, width, capacity and protection thereof is concerned;
  - (i) Be so located that the travel distance on the floor does not exceed the following limits :
    - 1. Residential, educational institutional and hazardous occupancies : 22.5 m.
    - 2. Assembly, business, mercantile, industrial and storage building: 30 m.

**NOTE :** The travel distance to an exit from the dead end of a corridor shall not exceed half the distance specified above.

When more than one exit is required on a floor, the exits shall be as remote from each other as possible.

Provided that for all multi-storied/high rise and special building, a minimum of two enclosed type staircases shall be provided, at least one of them opening directly to the exterior to an interior, open space or to any open place of safety.

### 18.3 REQUIREMENTS OF INDIVIDUAL EXITS AT EACH FLOOR:

The detailed requirements of individual exits at each floor are given below:

**(1) CORRIDORS:**

- (a) Exit corridors shall be of a width not less than the total required width of exit doorways leading from them in the direction of travel to the exterior/stairway.
- (b) Where stairways discharge through corridors, the height of the corridors shall not be less than 2.4 m.
- (c) Where there is more than one staircase serving a building, there shall be at least one smoke-stop door in between the staircase.

**(2) DOORWAYS:**

- (a) Every exit doorway shall open into an enclosed stairway, a horizontal exit or a corridor or passageway providing continuous and protected means of egress;
- (b) An exit doorway shall open outwards i.e. away from the room, but shall not obstruct the travel along any exit. No door, when opened, shall reduce the required width of a stairway or landing to less than 90 cm.
- (c) An exit door shall not open immediately upon a flight or stairs; a landing equal to at least the width of the door shall be provided in the stairway at each doorway; the level of the landing shall be the same as that of the floor, which it, serves.
- (d) Exit doorways shall be openable from the side, which they serve, without the use of a key.

**(3) REVOLVING DOORS:**

- (a) Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies; they shall not constitute more than half the total required door width.
- (b) When revolving doors are considered as required exit ways :
  - 1. The multiplier in Table 18.1 shall be increase by 33.1/3 percent, and; revolving doors shall not be located at the foot of a discharge through a lobby or foyer.

**(4) INTERNAL STAIRWAYS :**

- (a) Stairways shall be constructed of non-combustible materials throughout.
- (b) Any interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely closed.
- (c) A staircase shall not be arranged around a lift unless the later is entirely enclosed by a material of fire resistance rating as that for type of construction itself. For multi-storied, high-rise and special buildings, the staircase location shall be to the satisfaction of the Chief Fire Officer.
- (d) In multi-storied/high rise and special building, access to main staircases shall be gained through at least half-an-hour fire-resisting automatic closing doors placed in the enclosing walls of the staircases. They shall swing type doors opening in the direction of the escape.
- (e) No living space, store or other space, involving fire risk, shall open directly into a staircase.



- (f) The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.
- (g) In multi-storied high rise and special building, exit signs with arrows indicating the escape route shall be provided at a height of 1.5 m. from the floor level on the wall and shall be painted with fluorescent paint. All exit way signs should be flush with the wall and so designed that no mechanical damage to them can result from the moving of furniture or other heavy equipment.
- (h) Where a building has a single staircase, it shall terminate at the ground floor level, and the access to the basement shall be by a separate staircase. Where the building is served by more than one staircase, one of the staircase may lead to the basement level by either a ventilated lobby or a cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut-off from the basement area at various basement levels by a protected and ventilated lobby/ lobbies.

**(5) FIRE ESCAPE OR EXTERNAL STAIRS:**

Multi-storied/high rise and special buildings shall be provided with fire escape stairs, which will be free of F.S.I., and they should conform to the following:

- (a) They shall not be taken into account in calculating the evacuation time of building.
- (b) All of them shall be directly connected to the ground.
- (c) Entrance to them shall be separate and remote from the internal staircase.
- (d) Routes to the fire escape shall be free of obstruction at all times, except for a doorway leading to the fire escape, which shall have the required fire resistance.
- (e) They shall be constructed of non-combustible materials.
- (f) They shall have a straight flight not less than 75 cm. Wide with 15cm. Treads and risers not more than 19 cm. The number of risers shall be limited to 16 per flight.
- (g) They shall be provided with handrails at a height not less than 90 cm. above the tread.

**(6) RAMP :**

- (a) All the requirements of sub regulation (4) of this Regulation shall apply to any ramps as they apply to a staircase.
- (b) Ramps shall lead directly to outside open spaces at ground level or courtyards or other safe places.
- (c) In a multistoried, high rise and special building access to ramps from any floor shall be through a smoke-stop door.

**(7) REFUGE AREA :**

- (a) In multi-storied and high-rise buildings, at least one refuge area shall be provided on the floor immediately above every 18 mts. of building height.

- (b) Such space should abut on external walls.
- (c) It shall have a minimum area of 1.5 sq. mts. and a minimum width of 0.75 mt.

#### 18.4 BUILDING SERVICES

- (1) **Electrical Installations:** The planning, design and installation of electrical installation, air-conditioning and heating work shall conform to the provisions of Part VIII Building Services. Section-2 Electrical Installations. Section-3 Air-conditioning and Heating. National Building Code of India.

- (2) **Lift:**

- (a) **PLANNING AND DESIGN:** The planning and design of lifts including their number, type and capacity depending on the occupancy of the building, the population on each floor based on the occupant load and the building height shall be in accordance with Section-5 Installation of Lifts and Escalators, National Building Code of India.
- (b) **MAINTENANCE:**
  - i) 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. 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. A logbook to record all items relating to general servicing and inspection shall be maintained. The electrical circuit diagram of the lift with the sequence of operation of different components and part shall be kept readily available for reference by persons responsible for the maintenance and replacement, where necessary, to the satisfaction of the competent authority.
  - ii) Any accident arising out of operation of maintenance of the lifts shall be duly reported to the competent authority.

## 19. PARKING

### 19.1 MINIMUM PARKING SPACE

Off-street parking spaces for vehicles shall be provided for every new building constructed for the first use or when the use of old building is changed to any of the uses mentioned in the table below-

#### TABLE FOR MINIMUM OFF STREET PARKING SPACES:

(In all areas including existing Gamtal & Walled City)

Sr. No.	Type of use	Parking space Required	Remarks
1	Residential  (Flats / Apartments / Hostels)	15% of maximum permissible F.S.I.	(1) Dwelling units above 80 sq.mts. built up area 50% of the total parking space requirement shall be reserved for cars. (2) Upto 80 sq.mts. built up area 25% of the total parking space requirements shall be reserved for cars. (3) 10% of the total parking space requirements shall be reserved for visitors.
2	Multiplex, Cinema theater, Public assembly Hall, Auditorium, Stadium etc.	1 Sq. Mts. per seat	50% of the total parking space requirements shall be reserved for cars.
3	Industrial	10% of Building Unit	50% of the total parking space requirements shall be reserved for cars.
4	Commercial and business establishments including business office, bank, hotel, guest house, lodge, eating house, restaurant, institutional building etc. and Health facilities including Hospitals & Nursing Homes etc.	30% of Maximum permissible F. S. I.  Note : (1) The parking space so required shall be provided only at ground level excluding required marginal space and Built up area with solid plinth subject to other regulation.  (2) However, after fully consuming the space available at the ground level, remaining parking space may be provided at any other level.	i) 50% of the total parking space requirements shall be reserved for cars.  ii) 20% of the parking space required at the ground level shall be exclusively provided for visitors.

5	Community buildings such as community hall/ marriage hall/ community wadi/ recreational club / and religious building, party plot, club house etc.	50% of Building Unit	50% of the total parking space requirements shall be reserved for cars.  50% of the parking to be provided shall be on the road side.
6	a) Primary schools. b) Secondary and higher secondary schools. c) Colleges and coaching classes.	20 sq.mts. for every 100 students.  50sq.mts. for every 100 students.  70 sq.mts. for every 100 students	For computing number of students 0.75 sq.mts. floor area is equal to 1 (one) student.
7	Special building for uncommon uses : (a) stock exchange (b) grain market, timber market, iron market, agricultural market and such other wholesale Trade. (c) Godowns, Warehouses, Transport associated activities	For (a) and (b)  30% of maximum permissible F.S.I.    50 % of building unit.	For (a) 50% of the total parking space requirement shall be reserved for cars.   For (b & c) 50% of the total parking space requirement shall be reserved for heavy motor vehicles.  Competent Authority/ Municipal Commissioner shall specify the number and type of vehicles likely to be use in addition to Co. No. 4 For(a),(b) and (c) of Col.No.2

**NOTE :**

- (1) in cases where the building unit is put to multiple uses, parking for each of purpose shall be calculated seperately and shown as prorate bases in the plan.
- (2) Building Units/Plots abuts on 12.00 mts. or more width road parking shall be provided as under :  
  
For Ground Floor Built-up Area without hollow plinth the Parking shall be provided as per Commercial Standards and for other floors built-up Area Parking shall be provided as per Regulations.
- (3) Above space shall be provided in addition to adequate vehicular access to the street.
- (4) Open spaces around buildings only in excess of 3 mts. in case of low rise buildings and 6.0 mts. in case of high rise buildings from the periphery of the building may be allowed for parking if it forms, part of parking layout as

required under 19.1

- (5) Parking requirement shall be calculated on the basis of maximum permissible F.S.I.
- (6) In cases where mis-use of parking space is noticed, the use of entire building shall be dis-continued and the use shall be permitted only after the parking spaces are made possible for parking use. High penalty as decided by Competent Authority from time to time shall be levied considering the period of mis-use of the parking space and the benefit derived out of mis-use.
- (7) In cases where more parking space is requested, the Competent Authority may grant the request for providing parking in cellar or at upper floors with specific conditions to take care of genuine requirements.
- (8) Parking reserved for visitors shall be provided on ground level only.

## **19.2 THE PARKING LAYOUT SHALL FULFILL THE FOLLOWING CONDITIONS**

- (1) The minimum width of access to street from parking space shall be 3.0 meters.
- (2) The Car Parking space shall have two independent accesses leading street if its area capacity exceeds 300 sq.mts.  
Provided that one such access may be permitted, if its minimum width is 6 meters.
- (3) If the parking space is not provided at street level the gradient of ramp leading to parking space shall not be more than 1:7 i.e. the vertical rise shall not exceed more than 1 mt. over a horizontal distance of 7 meters.
- (4) Clear head way of 2.4 meters, shall be provided on every access leading to parking space and at any point in parking space.
- (5) The general arrangement of parking layout shall be in conformity with the general instruction as may be issued by the Competent Authority from time to time.
- (6) Width of ramp to the cellar may be 2 mts. provided cellar is exclusively use as parking space for two wheeler vehicles only.

## **19.3 SPECIAL PROVISION FOR COMBINED PARKING SPACE**

- (1) In case of special structures, the required parking space can be hired / purchased in a parking lot. Such parking lot can be a open plot of a building having multiple parking facility. Such building having parking facility in a parking lot shall be exclusively for the purpose of parking only. Such parking lot shall not be at a distance more than 300mts. from the site of the special structure. In such sases the above parking provisions to be made within the dwelling unit shall be waved by the competent authority.

## **20. GASOLINE (MOTOR FUEL) FILLING STATIONS AND GASOLINE FILLING CUM SERVICE STATIONS**

### **20.1 DEFINITION**

- 20.1.1. The term Gasoline in the context of these regulations shall mean liquid motor fuel gas ( cng/ lpg ) fuel used to drive the motor vehicles..
- 20.1.2. The term “Filling Station” is a place of retail business engaged in supplying and dispensing of Gasoline (Motor-Fuel) and motor oil essential for the normal operation of automobiles.
- 20.1.3. The term “Filling cum Service Station” is a place of retail business engaged in supplying goods and services essential for the normal operation of automobiles. These include dispensing Gasoline and Motor-oil, the sales and services of tyres, batteries and other automobiles accessories and replacement item and washing and lubrication. They do not include the body of tender work, painting or other major motors repairs and over hauling.

### **20.2 REQUIREMENTS OF FILLING STATIONS AND FILLING-CUM SERVICE-STATION**

#### **20.2.1 SPACE REQUIREMENTS:**

- (1) The minimum size for the location of Filling Station and filling cum Service Station shall be as follows :  
Filling station 30.00 mts. x 36.50 mts. (in intensely developed areas the minimum frontage may be relaxed by the Authority after complete investigation).  
Filling cum Service Station shall be 2000 sq.mts. having frontage not less then 30.00 mts.
- (2) Except in hilly terrain, the plot should be on level ground.
- (3) Every filling station should provide for one parking space for each four employees with a minimum of two car parking space.
- (4) In the case of filling cum service stations in addition to parking space requirements given above provision should also be made for one car parking space for each service station.
- (5) Common plot shall not be required for gasoline (Motor Fuel), Filling Station & Gasoline filling cum service station.

#### **20.3 TRAFFIC REQUIREMENTS:**

- (1) A filling station or filling cum service station is a major generator of traffic and as such present a degree of traffic hazard on the road on which it is sited. This potential traffic hazard determines the number of station that can be permitted in any section of the road or the highway or in a section of a city, the objective being to keep the traffic hazard to the minimum.
- (2) A filling station or filling cum service station should not be located opposite a break or opening in the central verge on a dual carriage as this will encourage the traffic to cross the road while entering a filling station or filling cum service station.
- (3) A filling station or filling cum service station should not be sited too closed to an



intersection to a traffic island on the main road. To assure satisfactory wearing distances, the minimum desirable distance between an access to a station and the tangent point of the traffic island or intersection should be 80.00 mts.

- (4) In the case of main road provided along with a service road or a marginal access road, the access to the station should be provided from the service the marginal access road and not from the main road.
- (5) On road having heavy traffic, it is desirable to provide one station on either side of the road so that vehicles are not required to cross the road. On roads the traffic cannot support two filling station open on either side, one may be located on either sides provided the site is not close to a junction and confirm to the requirements of the 3 above.
- (6) Sitting of the stations on road curves or bends are a safety hazard and should be avoided. They should also not be located adjacent to the residential houses.
- (7) The minimum distance of the property line of the filling station from the central line of the road must not be less than 15.00 mts. or half the proposed right of way of the road, whichever is more. In the case of National Highways, and major road in the urban areas they should be set back so as to be outside the ultimate right of way of the highway along which it is to be located. However, variations can be approved in special cases if allowed by the competent authority after complete investigation.
- (8) The heaping up of the oil cans and other goods within the premises which tend to create a sort of ugly character to the area should be discouraged, preferential locations in highly congested highways in urban areas create traffic problems which need proper and careful examination. Similarly the concentration of filling station and service station etc. along traffic or arteries creates problems in maintaining street capacity thereby depriving the community facility for mass and quick transport along the highway in urban.

#### **20.4 ENTRANCE AND EXIT CONSIDERATIONS :**

- (1) In all location of filling stations. The basic principle governing location as well as exit and entrance consideration is to minimize as such as possible interference with normal flow of traffic on the road.
- (2) For easy flow of the station a minimum frontage of 30.00 mts. shall be provided with wide and easy entrance and exit kerbs, vehicles entering and leaving the station should be fully visible to the traffic on the main road and there should not be any obstruction to view between the filling station pumps and the road.
- (3) The following minimum requirements for the ingress should be observed.
  - i) Maximum width of the drive ways at the side walk 9.00 mt.
  - ii) Minimum angle of intersection of drive ways with the street pavement 60 (degree).
  - iii) Minimum angle of intersection of drive ways with the street pavement 60 (degree).
  - iv) Minimum distance from any drive way to any exterior property line 6.00 mts.
  - v) Minimum distance from any driveway to any interior plot line 3.00 mts.
  - vi) Minimum distance between kerbs sites : 9.00 mts.

## **21. CONTROL OF SIGNS (HOARDINGS) AND OUTDOOR DISPLAY STRUCTURES AND PAGER AND TELEPHONE TOWERS**

### **21.1 PERMISSION**

Only authorised signs (Hoarding) paging tower and telephone towers will be permitted.

### **21.2 DESIGN AND SIZE**

Every hoarding shall be designed so as to withstand the wind, dead, seismic and other loads and other structural requirements in accordance with the NBC.

In the case of shopping units in commercial areas and/or residential-cum-commercial buildings, the display boards shall be at the same height above the shopping arcade and shall ordinarily be 45.5 cms. to 61 cms. in height. The placement and size of the boards shall form a part of the building permission and no change therein shall be permitted nor shall any additional boards be allowed to be displayed.

Sizes of hoarding along the various roads shall be governed by the following table :

<b>Road width range (in mts.)</b>	<b>Height of hoarding (width)</b>	<b>Maximum length of hoarding</b>
a) National highway & roads more than 50 mts. in width	3 mts.	6.00 mts.
b) 20 mts. to 50 mts.	3 mts.	4.50 mts.
c) 10 mts. to 20 mts.	2 mts.	3.00 mts.
d) Less than 10 mts.	1 mts.	1.50 mts.

No variation in the height of hoarding shall be permitted, however, variation in length shall be allowed in multiple of 1.5 mts.

### **21.3 PROHIBITED SIGNS**

The following signs are prohibited along major roads, having width beyond 18.00 mts.

- Any sign that by reason of its shapes, position or colour may be confused with an authorised traffic sign or signal.
- Any sign containing the word "Stop", "Look", "Danger" or other similar word that might mislead or confuse the travelers.
- Any sign that is attached to or printed on a rock or other natural objects and
- Any sign that is located within a public right-of-way unless it is an official street name, traffic sign or signal or other official sign.

### **21.4 GENERAL RESTRICTIONS**

- No ground sign shall be erected to a height exceeding 9 mts. above the ground. Lighting, reflections may extend beyond the top of face of the sign.
- Every ground sign shall firmly supported and anchored to the ground.

Supports and anchors shall be of treated timber in accordance with good practice or metal treated for corrosion resistance or masonry or concrete.

- 3) No ground sign shall be erected so as to obstruct from access to or egress from any building and;
- 4) No ground sign shall be set nearer to the street line than the established building line.
- 5) Distance from the junction of road :- No sign or hoarding along roads shall be permitted within a distance of 100.00 mts. from the junction or the intersection of roads. This distance being measured between hoarding and the centre line of a junction.
- 6) Any hoarding which in the opinion of the Authority is likely to be confused with unauthorised traffic sign or signal shall not be permitted.
- 7) No hoarding on road less than 10 mts. wide shall be permitted in existing Walled City and Gamtal.
- 8) Any hoarding containing the words "Stop", "Look", "Danger" or other similar words that might mislead or confuse the traveler shall not be permitted.
- 9) No hoarding shall be permitted within a distance of 100.0 mts. from any public park.
- 10) No hoarding shall be permitted in the open margin space of the building.

#### **21.5 HOARDING ON ROOF**

Following provisions shall apply for Roof signs.

- a) Location : No roof sign shall be placed on or over the roof of any building, unless the entire roof construction is of non-combustible material. The top of sign board should conform the building height regulations.
- b) Projection : No roof sign shall project beyond the existing building line of the building on which it is erected or shall extend beyond the roof in any direction.
- c) Support & Anchorage : Every roof sign shall be thoroughly secured and anchored to the building on or over which it is erected. All loads shall be safely distributed to the structural members of the building.

#### **21.6 WALL SIGNS**

Following provisions shall apply for wall signs.

- a) Dimensions : The total area of the sign shall not exceed 10 percent of the total area of the facade on which the sign is erected. The facade of the building shall be subdivided into blocks of uniform height and the area of the sign erected on particular block shall not exceed 10 percent of the area of that block.
- b) Projection : No wall sign shall extend above the top of the wall or beyond the ends of the wall to which it is attached. At any place where pedestrians may pass along a wall, any wall sign attached there to shall not project more than 7.5 cms. there from within a height of 2.5 mts. measured from the level of such place.

- c) Support & Attachment : Every wall sign shall be securely attached to walls, wooden blocks or anchorage with wood used in connection with screws, staples or nails shall not be considered proper anchorage, except in the case of wall signs attached to walls of wood.
- d) Reflectors : Lighting reflectors may project 2.4 mts. beyond the face of the wall provided such reflectors are at least 4 m above the footpath level, but in no case shall such reflectors project beyond a vertical plane one meter inside the kerb line.

## **21.7 PROJECTING SIGNS**

No projecting sign or any part of its supports or frame work shall project more than 2 meters beyond the main face of the building to which such sign is attached. At every place where pedestrians may pass underneath a projecting sign, an over-head clearance of at least 2.5 mts. shall be maintained.

Comprehensive Sign Design : Particularly in the case of an existing structure where because of the code amendment new signage is likely to cover less of the building facade than previously, it is hoped that Comprehensive Sign Designs will encourage the rehabilitation of the building front itself as well as the careful design of the sign that goes on it.

## **21.8 SIGNS IN URBAN RENEWAL PROJECT AREAS**

These signs must confirm with the zoning regulations and with the urban renewal plan or special restrictions for the area, which may include additional regulations or requirements.

### **21.8.1 BANNERS, SIGN-BOARDS ETC.**

Banners, signboards and several other kinds of signs other than on-premise signs shall be only temporarily permitted.

### **21.8.2 No signs within 30 mt. Distance of a park entrances or institutional entrances shall be permitted.**

## **21.9 HISTORIC BUILDINGS**

The Competent Authority is empowered to deny the permission on the ground of ambiance of heritage buildings and precincts.

## **21.10 DEPOSIT AND FEES**

- 1) The fees for erection and maintenance of the hoarding shall be charged as decided by Competent Authority.
- 2) The fees for hoarding shall be paid by the applicant in advance, for the calendar year or part thereof.

## **21.11 TELECOMMUNICATION INFRASTRUCTURE (PAGING, CELLULAR MOBILES, 'V' SAT., MTNL ETC.)**

- 1) Following provisions shall apply for telecommunication infrastructure.
  - a) Location: The Telecommunication Infrastructure tower shall be placed at critical Infrastructure site as recommended by the competent authority and the site shall be shared by at least three service providers.

- 
- b) Type of structure: (i) Steel fabricated tower or antennae's on M.S. pole.  
(ii) Pre-fabricated shelters of fiberglass or P.V.C. on the building roof top/terrace for equipment.  
(iii) Masonry structure/Shelter on the ground for equipment.  
(iv) D.G. Set with sound proof cover to reduce the noise level.
- c) Requirement: (i) Every applicant has to obtain/procure the necessary permission from the "Standing Advisory Committee on Radio Frequency Allocation" (SACFA) issued by Ministry of Telecommunications.  
(ii) Every applicant will have to produce the structural stability certificate from the registered structural engineer which shall be the liability of both parties.  
(iii) Applicant have to produce/submit plans regarding the same.
- d) Projection : No Pager and/or Telephone Tower shall project beyond the existing building line of the building on which it is erected in any direction.
- (2) DEPOSIT AND FEES : The fees for erection and maintenance of the hoarding shall be charged as decided by Competent Authority from time to time.

## **22 MINING, QUARRYING AND BRICK KILN**

The following regulations shall govern the mining, quarrying and brick kiln operations.

### **22.1**

- a) The applicant shall deposit and keep deposited an amount as a security deposit for the fulfillment of the conditions attached to the development permission. The amount shall be deposited on intimation to the applicant and shall be calculated at the rates as decided by the Competent Authority from time to time.
- b) The deposit shall be refunded without interest after the expiry of the period mentioned in 22.4 below.
- c) The Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Authority for breach of any of the provisions of these regulations and conditions attached to the development permission. Such forfeiture shall be without prejudice to any other remedy or right of the Authority.

22.2 No mining, quarrying and brick kiln operations where no blasting is involved shall be permitted within a distance of 50 mts. from the boundary of any public road, railway line, canal, transmission line or any other building. No mining and quarrying operations and brick kiln operations which involved blasting shall be permitted within a distance of 200 mts. from any public road, railway line, canal, transmission line or any other building.

22.3 No building operations shall be permitted on the plot on which mining and quarrying and kiln operations have been permitted, without the prior approval of the Authority.

22.4 The mining, quarrying and brick kiln shall be permitted for a stipulated period not exceeding three years from the date of development permission at a time and shall be so prescribed in the development permission.

22.5 The following shall govern the mining, quarrying and brick kiln operations and shall form conditions of the development permission.

- 1) The mining, quarrying and brick kiln operations shall not cause any nuisance to people in the vicinity.
- 2) The mining, quarrying and brick kiln operations below the average ground level shall be permitted only for the extraction.



## **23 CONTROL OF AIR AND WATER POLLUTION**

### **23.1**

No industrial effluent shall be disposed or exposed so as to cause nuisance endanger to public health.

### **23.2**

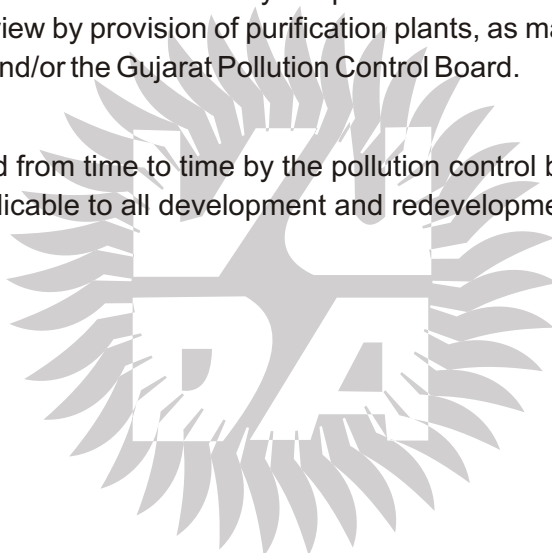
Without prejudice to the generality of the above provisions, the Competent Authority may stipulate certain conditions or measures to control the air borne emissions and liquid effluents from industrial units. These measure shall be stipulated as conditions of the development permission.

### **23.3**

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.

### **23.4**

Controls as prescribed from time to time by the pollution control board / Competent Authority shall be applicable to all development and redevelopment.



## **24 CONTROL OF DRAINS, SEWERS, DRAINAGE AND SEWAGE WORKS**

Regulations for regulating the construction maintenance and control of drains, sewers, drainage and sewage works of any description within Development Area

### **24.1 DEFINITIONS:**

In these regulations unless the content specifically indicates otherwise, the meaning of the terms used shall be as under:

- 1) "Sewer System" shall mean the sewage disposal system.
- 2) "Engineer" shall mean the Engineer of Authority or the authorised person or its deputy or representative duly authorised from time to time to act on his behalf.
- 3) "Person" shall mean any individual firm, company, association, society, corporation or group.
- 4) "Sewer" shall mean a pipe, or conduct or other construction provided for carrying sewage.
- 5) "Building Sewer" shall mean the sewer under the control of the property owner and extending from the building to the first inspection chamber or manhole.
- 6) "Public sewer" shall mean a sewer in which all owners of abutting properties may discharge, and which is controlled by the public body.
- 7) "Sanitary Sewer" shall mean a sewer which carries sewage and to which storm, surface and ground water are not admitted.
- 8) "Storm Sewer" shall mean sewer which carries storm and surface water and drainage but excludes sewage and industrial wastes, other than unpolluted cooling water.
- 9) "Combined Sewer" shall mean a sewer receiving both sewage and surface run off.
- 10) "Sewage" shall mean a combination of the waters carried from residences, business buildings, institutions and industrial establishments, to go there with such ground surface and storm waters as may be present.
- 11) "Industrial waters" shall mean the liquid wastes from industrial manufacturing process, trade, business or from of any development, recovery or processing operation, as distinct from sanitary sewage.
- 12) "Garbage" shall mean solid wastes from the domestic and commercial preparation, cooking and dispensing of food and from the handling storage, and sale of produce.
- 13) "Properly Shredded Garbage" shall mean the waste from the preparation, cooking and dispensing of food that have been shredded to such a degree that all particles will be of 1 cm. Carried freely under the flow conditions normally prevailing in sewers with no particle greater than 1 cm in any dimension.

- 14) "Sewage Treatment Plant" shall mean any arrangement or devices and structures used for treating sewage.
- 15) "Sewage works" shall mean all facilities for collecting, pumping, treating and dispensing of sewage.
- 16) "Water Course" shall mean a channel in which a flow of water occurs either continuously or intermittently.
- 17) "Natural Outlet" shall mean a channel in which a flow of ground water occurs continuously.
- 18) "Sludge" shall mean any discharge of water sewage industrial waste which in concentration of any given constituent or in quantity of flow exceeds for any duration longer than 15 minutes, five times the average 24 hour concentration or flow during normal operation.
- 19) "pH" shall mean the logarithm of the reciprocal of the weight of hydrogenous in grams per litre of solution as determined by procedures outlined in standard methods.
- 20) "Biochemical Oxygen Demand" (abbreviated as B.O.D.) shall mean the quantity of oxygen utilised in the biochemical oxidation of organic matter in five days at 20° c expressed in milligrams per liter, as determined by procedures outlined in standard methods.
- 21) "Suspended Solids" shall mean solids that either float on the surface or are in suspension in water sewage or other liquids or which are removable by a laboratory filtering device quantitative determination shall be done in accordance with methods.
- 22) "Gallon" shall mean Imperial Gallon.
- 23) "Control Manhole" shall be the manhole so designated for the express purpose of collecting waste effluent samples and facilitating observation and measurement of waste as necessary from a property. It shall be the manhole at the junction of the building sewer with the public sewer or the nearest manhole on the public sewer down stream of the junction of the building sewer with the public sewer as may be decided by the Engineer.
- 24) "Standard Methods" shall mean the examination and analytical procedures set forth in the most recent edition of Standard Methods for the examination of water, sewage and Industrial wastes published jointly by the American Public Health Association, the American Water Works Association and the Water Pollution Control Federation. However, the use of identical analytical procedure outlined by the World Health Organisation or the Indian Standards Institution of the Government of India, from time to time, whenever such procedures exist will be permitted.

## 24.2 REGULATIONS

- 1) It shall be unlawful for any person to place, deposit, or permit to be deposit in any incinate manner on public or private property within the jurisdiction of Competent Authority any human or animal excrement, garbage or other

objectionable waste.

- 2) It shall be unlawful for any person to discharge to any natural outlet or any where, within the area under the jurisdiction of Competent Authority any sewage or other polluted waters except where suitable treatment has been provided in accordance with subsequent provisions of these regulations.
- 3) For permission to discharge into the sewage system from establishments producing industrial wastes, the owner or his authorised agent shall make application shall be supplemented by any plans, specifications, sample test reports or other information considered pertinent in the judgment of the Engineer. An inspection fee of Rs. 100/- for an industrial building sewer permit shall be paid at the time application is filled. All industrial and trade establishments existing and discharging industrial wastes into the sewer system at the time of enactment of these regulations shall also require permission to discharge into the sewer under these regulations.
- 4) No person shall discharge or cause to be discharged any storm water surface water, ground water, roof run-off, or subsurface drainage to any sanitary sewer uncontaminated cooling water or unpolluted industrial process water be permitted to be discharged to any sanitary sewer by the Engineer if storm sewer is not available.
- 5) Storm water and all other unpolluted drainage shall be discharged to such sewer as are specifically designated as storm sewers or to a natural outlet approved by the Engineer. Industrial cooling water or unpolluted process waters may be discharged with the prior approval of the Engineer to a storm sewer or natural outlet
- 6) Grease, oil and sand interceptors of approved type and capacity shall be provided when in the opinion of the Engineer, they are necessary for the proper handling of liquid wastes containing grease in excessive amounts or any inflammable wastes, sand or other harmful ingredients, such interceptors shall be so located as to be readily accessible for cleaning and inspection.
- 7) No storage rooms where acids, cyanide, cyanogens compound or other dangerous substances are stored, shall be connected directly to the public sewers or to any natural outlet, curing holding pit, or other approved arrangement may be required to be provided so that accidental discharge can be caught and disposed off in a safe manner.
- 8) All permits granted under Regulation No. 24.2(3) shall be valid for a period of 3 years and it shall be incumbent on the owner or his authorised agent to make an application for renewal with payment of renewal fee of Rs. 75/- three months before the 'expiry' of the permit period furnishing sample test reports and any other information considered pertinent in the judgment of the Engineer.
- 9) No person shall discharge or cause to be discharged any of the following described kinds of sewage, industrial or factory waste into any sewer or body of water within or entering the area;
  - i) Any liquid or vapor having a temperature higher than 111°F (45°C).

- ii) Any water or waste having a pH Lower than 5.5 or higher than 9.5.
- iii) Any water containing fats, wax grease, tars or oils whether emulsified or not, in excess of 100 MG/L or containing substance which may solidify or become viscous at temperatures between 32° F of and 150° F of (0°C and 65°C).
- iv) Any petroleum products, fuel oil, calcium carbide benzene, haphane, cleaning solvents or other inflammable or explosive materials in liquid, or gaseous form and having a flash point lower then 187° F of.
- v) Any solid or viscous substances in quantities or of such size or specific gravity as would be capable of causing obstruction to the flow in sewers or other interference with the proper operation of sewage work such as, but not limited to, ashes, cinders, sand stone dust, mud, straw, shaving metal glass, rags, feathers, star plastics, wood fuller's earth, lime slurries and residues, pulp and paper mill wastes, ungrounded garbage, paper dishes, cups food containers, etc. either whole or grounded by garbage grinders.
- vi) Any paunch manure or intestinal contents from animal, grease oil, hooves, toenails, bees, bristles, whole blood, fleshing and har resulting from slaughtering, tanning and other operations, which may cause difficulty to the sewer system.
- vii) Any garbage that has not been properly shredded as defined in definition 24.1 (13). The installation and operation of any garbage grinder equipped with a motor of  $\frac{3}{4}$  H.P. (0.76 H.P.) metric or greater shall be subject to review and approval of the engineer.
- viii) Any soluble substances in such concentration as to increase the viscosity of the water or greater than 1:10 specific viscosity.
- ix) Any waters or water containing toxic, poisonous, solids, liquid or gases in sufficient quality either singly or interaction with other wastes likely to injure or interfere with any sewage treatment process, constitute a hazard to human or animals, create a public nuisance or create any hazard in the receiving waters of the sewage treatment plant, including but not limited to:
  - a) Cyanides in excess of 2 Mg/L as CN;
  - b) Hexavalent chromium in excess of 3 Mg./L as GO;
  - c) Total iron excess of MG./L as Fe.
- x) Any waters or wastes containing constituents such as but not limited to the following objectionable limit which in the opinion of the Engineer are likely to interfere with sewage treatment or exceed limits after treatment of the sewage to meet the requirements of the State, or other public or local authorities for discharge to the receiving water:

- |  |        |      |        |
|--|--------|------|--------|
|  | Copper | UPTO | 3Mg/L  |
|  | Zinc   | UPTO | 15Mg/L |
|  | Lead   | UPTO | 1Mg/L  |
|  | Nickel | UPTO | 2Mg/L  |
- xi) Any waters or waste containing phenols or other tastes or odor producing in concentrations exceeding 0.005 Mg/L.
- xii) Any radio active waste should not exceed following limits:  
Radio active materials:
- |     |                         |    |
|-----|-------------------------|----|
| i)  | Alpha                   | -7 |
|     | Emitters Max1-0 mc./ml. |    |
| ii) | Beta                    | -6 |
|     | Emitters Max1-0 mc/ml.  |    |
- xiii) Any malodorous gases and acetylene generation sludge.
- xiv) Any water or waste containing sulfides, sulphurdioxide, nitrousoxide, or any of the halogens exceeding 10Mg/L in concentration.
- xv) Any water or waste containing sulphates in excess of 1000 Mg/L concentration.
- xvi) Any water or waste having B.O.D. more than 300 Mg/L.
- xvii) Any water or waste having suspended solids more than 600 Mg/L.
- xviii) Any water or waste having dissolved solids in excess 2100 Mg/L concentration.
- xix) Any water or waste containing following elements in excess of respective proportion mentioned against them.

Parameters	Standard-Mg/Lit.
Chloride (as Cl.) max	600
Fluoride	15
Ammonia Nitrogen (as N) max	50
Baron (as B) max	2
% Sodium max	60
Free Ammonia (as NH)	5
Pesticide	Absent
Arsenic (as As)	0.2
Mercury (as Hg)	0.01
Cadnuyn (as Cd)	2.0



- xx) No person shall discharge or caused to be discharged any of the following kinds of sewerage, industrial or factory waste into any river creeks, exceeding respective levels as shown in Appendix attached, at the end of this chapter.
- 10) No person shall discharge or caused to be discharged substances, materials, waters or wastes, if it appears likely in the opinion of the Engineer that such wastes are not amenable to satisfactory treatment or can harm either sewers, sewage treatment process or equipment have an adverse effect on the reviving stream or can otherwise endanger life, limb, public property, or constitute a nuisance. In forming his opinion as to the acceptability of such wastes the Engineer will give consideration to such factors as the quantities of wastes in relation to flows and velocities in the sewers, materials of construction of the sewers, nature of the sewage treatment process, degree of treatability of wastes and other pertinent factors.
- 11) At such time as the sewage works are not overload, the engineer may at his descretion greater degree of pollution than set in the regulation No. 9 (xvii) but in no case exceeding the following:
  - a) B.O.D. of 600 Mg/L and
  - b) Average suspended solids 1200 Mg/L
- 12) The permission mentioned in regulation will be given only upon payment of surcharge in addition to the total usual sewer changes, and it will be liable to the withdrawn on 3 months notice. The rates for surcharges will be decided by the Authority from time to time.
- 13) If any waters of wastes which are discharged, or are proposed to be discharged to the public sewer, contain the substances or process characteristics enumerated in these regulations and which in the judgement of the Engineer may have a deleterious effect upon the sewage works, processes, equipment or reviving waters, or which otherwise create a hazard to life or constitute a public nuisance, the Engineer may:
  - a) reject the wastes
  - b) require pre-treatment in a private waste treatment system to an acceptable condition for discharge to the public sewers.
  - c) Require provision of flow equalizing facilities for control over the quantities and rates of discharge to avoid usual volumes or flow or concentration of waste constitution slugs as defined.
  - d) Require payment of surcharge as detailed in regulation 12 above.
- 14) The owner shall operate and maintain continuously and effectively at his expense the private waste treatment of flow equalization system in a sanitary and safe manner at all times.
- 15) When required by the engineer, the owner of any property serviced by a building sewer carrying industrial wastes shall install a suitable control manhole together with such necessary apparetances in the building sewer to facilitate observation sampling and measurement of the wastes. Such

manhole when required shall be accessible at all times. In a default of the owner to install and maintain a control manhole and any required appurtenance within 1 month of a written notice from the Engineer to do so, the latter shall be entitled to estimate the quality and quantity in any manner of method practicable for computing the amount of the surcharge and the presence of the objectionable constituents laid down in Regulation No. 9, 10, 11 above.

- 16) In the event that no special manhole has been required, the control manhole shall be connect to the nearest down stream manhole in the public sewer to the point at which the building sewer is connected.
- 17) Sampling shall be carried out to reflect the effect of constituents upon the sewage works and to determine the existence of hazards to life, limb and property. The particular analysis involved will at the discretion of Engineer be done either on basis of a 24 hours composite of all discharge of a property or as a grade sample or samples. Normally B.O.D. and suspended solids analysis are determined from 24 hours composites whereas pH is determined by grade samplings.
- 18) All tests and analysis of the characteristics of water and wastes to which reference is made in these Regulations shall be determined in accordance with Standard Method as mentioned in definition 24.1 (24) and shall be determined at the said control manhole in the presence of representatives of all parties concerned, and tested at a Municipal or any other laboratory approved by the Engineer.
- 19) The Engineer may at any time before or after issue of permit or grant of connection, run additional tests of the sewage or wastes being discharged by any trade or industry over such period as it may deem necessary, cost of such test shall be borne by Competent Authority.
- 20) In the event of taste showing greater degree of pollution than permissible under the Regulation at No. 24.2.9 (xvi) and (xvii), above the surcharge, if any to be paid, shall be computed on the basis of the latest test and shall be levied from the billing period in which the tests are carried out. If any such testing by the component Authority shall shown reduced degree of pollution in the wastes sufficient to exempt from payment of surcharge the same shall become effective from the next billing period.
- 21) If the owner is of the opinion that for any reason the nature of the sewage presently being discharged into the sewer has a substantially lessened degree of pollution than as shown by prior tests, he may request the competent authority to make new test more than once in each billing period to be made at his expense. Such test will be taken by the engineer at his discretion within three months from the date of application. If the Engineer is satisfied that such tests were made when the plant was operating under normal conditions, the results of the latest tests shall be used in computing or exempting from the surcharge.
- 22) The Engineer or other duly authorised employee of the Competent

Authority shall be permitted to enter all properties for the purpose of inspection, observations of these regulations and having a direct bearing on the nature and source of discharge.

- 23) Any person found to be violating any provision of these regulations shall be served by the Competent Authority with written notice stating the violation and providing a reasonable time limit not less than one month for the satisfactory correction thereof. The offender shall within the period of time stated in such notice, permanently cease all violations.
- 24) Any person who shall continue any violation beyond the time limit, provided for in regulation 24.2(23) above, shall be liable for prosecution and be punished with a fine which may extended to Rs. 500/- for each violation and in case of a continuing breach to Rs. 50/- per day after the date of first conviction.
- 25) Any person violating any of the provisions of these regulations shall become liable to competent authority for any expenses, loss or damage occasioned to the Component Authority by the reason of such violation and shall be liable to suspension, revocation of cancellation, if any permissions were granted under the regulations.
- 26) Should any court of competent jurisdiction declare any provision of this regulation ultravires then the decision shall effect only such provision so declared to be ultravires and shall not effect any other provision.
- 27) The above mentioned Regulations shall be subject to modification from time to time as required by Gujarat Pollution Control Board and Competent Authority.

#### **24.3 SEPTIC TANK**

- i) Location and sub-soil dispersion. A sub-soil dispersion system shall not be closer than 12 mts. to any source of drinking water, such as a well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building is economically feasible but not closer than 2 mts. to avoid damage to the structure.
- ii) Dimensions etc.
  - (a) Septic tank shall have a minimum inner width of 75cm.. a minimum depth of - meter below the water level and a per capital minimum liquid capacity of 85 liters. 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 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 extended to a height which would cause no smell or nuisance to any building in the area. Generally, the ventilating pipe should extend to a high of about 2 mts 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 of sectional dimension of 90 cm and not less than 100 cm in depth below the inner level of the inlet pipe. The pit may be lined with stone, brick and concrete blocks with dry open joint which should be backed with at least 7.5 CMS 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, specially near trees the entitle pit should be filled with loose stones. A masonry ring should to construct at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe should be taken down to a depth of 90 cm. From the top an anti Mosquito Measure.
- (h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. Wide excavated to a slight gradient and shall be provided with a layer of shed gravel or crushed stones 15 to 25 cm. Deep. Open joined pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have a minimum internal diameter of 70 to 100 mm. Each dispersion trench should not be longer than 30 mts. and trenches should not be placed closer than 1.8 mts to each other.

**24.4** For big societies like Township (located on land more than 5 acres provision for sewage treatment plant with connection of main sewage pipeline is compulsory.

**24.5** The above mentioned Regulations shall be subject to modification from time to time as required by Gujarat Pollution Control Board/Vadodara Municipal Corporation/Competent Authority.

## APPENDIX

(See Regulation No. 24.2.9 (XX))

### PROPOSED STANDARD FOR DISPOSAL OF EFFLUENT INTO RIVER OR NEARBY CREEKS:

PARAMETER MAXIMUM	PERMISSIBLE CONCENTRATION
Temperature 0° C	40° C
PH value.	5.5 – 9.0
Colour	100 units
Total suspended solids max	100 Mg/L
Oil & Grease max	10"
Biochemical Oxygen Demand (5 days at 20° C) max.	30"
Chemical Oxygen Demand max	100"
Ammonical Nitrogen (as N) max	50"
Free Ammonia (as NH <sub>3</sub> ) max	5"
Total Kjeldahl Nitrogen (as N) max	100"
Total Residual Chlorine max.	1"
Phenolic Compound max	1"
Total dissolved solids (inorganic) max	2100"
Cyanides (as CN) max	0.2"
Fluorides (Total as F) max	1.5"
Phosphate (as P) max	5"
Sulphides (as S) max	2"
Boron (as B) max	2"
Arsenic (as As) max	0.2"
Mercury (as Hg) max	0.01"
Lead (as Pb) max	0.1"
Cadmium (as Cd) max	1.0"
Hexavalent Chromium (as Cr + 6) max	0.1"
Total Chromium (as Cr) max	2"
Copper (as Cu) max	3"
Zinc (as Zn) max	5"
Selenium (as Se) max	0.05"
Nickel (as Ni) max	3"
Pesticides	Absent

## **25 APPLICABILITY OF REGULATIONS**

- 25.1 These Regulations except Regulation No. 26 apply to all new constructions to be carried out and also in case of change of use in existing constructions and also in case of change of use in existing building. The Regulation No. 26 shall apply to existing buildings.
- 25.2 A person shall be deemed to do or omit or fail to do any act or thing who does or omits or fails to do such act or thing either in the capacity of an owner, agent of an owner, contractor, agent of a contractor, builder, agent of a builder, structural-designer, architect or engineer, Clerk of Works or person-in-charge of any building operation.

### **25.3 ADDITION OR EXTENSION TO A BUILDING**

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 space, required under the Regulation applicable, to the site of the building. At the time of the proposed addition or extension to a building shall be allowed which would diminish the extent of air space below the minimum which is required by the Regulations applicable to the site of the building at the proposed addition or extension.

#### **Safe guard against works Reduction of open space:**

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 the Regulation in force at the time of the proposed work or to further reduce such open space if it is already less than what is prescribed.

### **25.4 Open space to be open to Sky:**

Every open space, whether exterior or interior or a set back provided in pursuance of any Regulation, or under an agreement lodged with the Authority shall be paved and be always kept free from any erection thereon and open to the sky, except 23 cms. Cornice or 30 cms eave or grill with opening not less than 8x8 cms and no weather shade or other protection shall overhang or project 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.



## 26 MAINTENANCE OF BUILDINGS

### 26.1

1. For the purpose of these Regulations, the building shall be divided into the following classes:

**Class-1:**All types of framed structures, factory buildings, cinema, auditorium and other public buildings, schools and college buildings, hostels.

**Class-2:**Masonry walled residential buildings constructed with more than ground + two floors.

2. It shall be the duty of the owner of a buildings to get his building examined by a registered structural designer at the interval of time prescribed here under and to submit a structural inspection report to the Authority in the Form No. 11
3. The interval at which such buildings are to be examined and a report submitted to Authority shall be as under:
  - a) Within three years from the coming into force of these Regulation and thereafter at the interval of every fifteen years from the date of submission of the first report for Class-I 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.
  - b) Within five years from the coming into force of these Regulation and thereafter at the interval of every fifteen years from the date of submission of the first report for Class-II buildings which are erected fifteen years earlier from the date on which these Regulations has come into force or which becomes fifteen years old thereafter.

- 26.2 It shall be the duty of every owner to maintain and keep in working order the arrangement of internal fire hydrants, fire-lifts and fire-stair provided in his building. At intervals of not more than twelve months he shall submit a certificate from the registered engineer certifying that the system of internal fire hydrant, fire lifts & fire stairs and other protections required are properly maintained and is in good working conditions.



## **27. RELAXATION**

- 27.1 In the case of plot owned by: i) Competent Authority, ii) Government, iii) Housing Board, and iv) any corporate body constituted under a statute, the competent authority may for reasons to be recorded in writing relax or waiver any of the regulations in the public interest. Provided that no relaxation or waiver of any of the development regulations concerning maximum built-up-area on any floor, common plot, COP, marginal open space, provisions of high rise buildings, F.S.I. and parking shall be made, unless specifically provided in these Regulations.
- 27.2 Notwithstanding anything contained in foregoing Regulations of the Development Plan 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 of the Development Plan.
- Provided that this relaxation shall not be made in any regulations for high rise building.
- 27.3 In the case of existing building units in respect of 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 Regulations Nos.11 & 12 are suitably relaxed or waived the Competent Authority may, for reasons to be recorded in writing, relax the requirement of the above mentioned regulations.
- Provided that no relaxation shall be made in any of the regulations for high rise buildings. Irrespective of provisions made in sub clause 27.1, 27.2 & 27.3, in case of development for religious building, e.g. temple, church, Mosque, Agiari etc. upto 0.6 or less F.S.I. only, Competent Authority may waive special provisions for high rise building with reasons to be recorded. Provided that no relaxation or waiver in any of the regulations concern in margin, parking, open space, common plot and maximum built-up area shall be made.
- 27.4 Notwithstanding anything contained in above for minor deviation in construction upto 2% variation in F.S.I. and built up area and 5% variation in margin may, for the reasons to be recorded in writing be made on merits or individual case.

## **28 HERITAGE REGULATIONS:**

### **28.1 APPLICABILITY**

This regulation will apply to those buildings, artefacts, structures, areas and precincts having aesthetic and/or architectural and/or cultural and/or environmental significance (hereinafter referred as listed heritage buildings! listed heritage precincts) and natural areas of scenic beauty including but not limited to sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas (hereinafter referred to as 'natural features') which will be listed in a notification to be issued by Government.

For the purpose of this regulation, 'precinct' will hereinafter refer to any area delineated within the Vadodara Urban Development Area, containing listed heritage buildings, artefacts, structures of historic and /or aesthetic and / or architectural and /or cultural and /or environmental significance being bound on all sides by paths and /or roads and/or water bodies and/or railway lines and/or plot lines and/or buildings for which special regulations may henceforth be devised.

### **28.2 RESTRICTION ON DEVELOPMENT / REDEVELOPMENT / REPAIRS ETC.**

- i) No development or redevelopment or engineering operation or additions~ alterations, repairs, renovation including the painting of buildings, replacement of special features or plastering or demolition of any part thereof of the listed heritage buildings or listed heritage precincts or listed natural features shall be allowed except with the prior written permission of the Competent Authority.

Before granting any such permission, the Competent Authority shall consult the Heritage Conservation Committee to be appointed by Government (hereinafter referred to as the said Heritage Conservation Committee) and shall act on the advice of the Heritage Conservation Committee.

- ii) Provided that before granting any permission for demolition or major alterations/ additions to listed heritage buildings (or buildings within listed heritage precincts), or construction at any listed natural features, or alteration of boundaries of any listed natural features, objections and suggestions from the public shall be invited and duly considered by the Heritage Conservation Committee.
- iii) Providing that only in exceptional cases, for reasons to be recorded in writing, the competent Authority may refer the matter back to the Heritage Conservation Committee for reconsideration.

However, the decision of the Heritage Conservation Committee after such reconsideration shall be final.

### **28.3 PREPARATION OF LIST OF HERITAGE BUILDINGS, HERITAGE PRECINCTS AND LISTED NATURAL FEATURES**

The list of buildings, artefacts, structures, areas and precincts of historic, and/or aesthetic and / or architectural and/or cultural significance and/or environmental significance and the said list of those natural features of environmental significance and/or scenic beauty including sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, etc. to which this regulation applies shall not form part of this Regulation for the purpose of

Section 19 of the Gujarat Town Planning and Urban Development Act, 1976.

The list shall be supplemented / altered / deleted / modified from time to time by Government and/or the Competent Authority on the advice of the said Heritage Conservation Committee, or by Government *suo moto* or by the Competent Authority *suo moto*, or by the Heritage Conservation Committee *suo moto*, provided that after the list is supplemented/altered/deleted/modified, the modifications to the list shall be published in the official gazette and in such other manner as may be prescribed along with a notice in the prescribed manner, inviting objections and suggestions from the public within a period of 30 days from the date of its publication. The objections and suggestions received shall be duly considered by Government and/or the Competent Authority and on the advice of the Heritage Conservation Committee the list shall be finalized and notified.

When a building or group of buildings or natural features is listed it would automatically mean unless otherwise indicated that the entire property including its compound subsidiary structures etc. form part of the list.

#### **28.4 POWER TO ALTER, MODIFY OR RELAX OTHER GENERAL DEVELOPMENT CONTROL REGULATIONS**

On the advice of the said Heritage Conservation Committee and for reasons to be recorded in writing the Competent Authority may/shall alter, modify or relax the provisions of other General Development Control Regulations of the Draft Development Plan for VUDA (hereinafter referred to as the said Regulations if it is needed for the conservation, preservation or retention of historic and/or aesthetic and/or cultural and/or architectural quality of any listed heritage buildings or listed heritage precincts and / or the preservation of any listed natural features.

#### **28.5 SPECIAL REGULATIONS FOR LISTED HERITAGE PRECINCTS**

In cases of heritage precincts and (where deemed necessary by the Heritage Conservation Committee) of natural features notified as per the provisions of this Heritage Conservation Regulation no. 28.2 above, development permissions shall be granted in accordance with the special regulations prescribed for respective precincts natural features which shall be framed by the Competent Authority on the advice of the Heritage Conservation Committee.

Before finalizing the special regulations for precincts/natural features, the draft of the same shall be published in the official gazette and in leading newspapers for the purpose of inviting suggestions and objections from the public. All suggestions and objections received within a period of 60 days from the date of publication in the official gazette shall be considered by the Competent Authority / Heritage Conservation Committee.

After consideration of the above suggestions and objections, the Competent Authority acting on the advice of the Heritage Conservation Committee, shall modify (if necessary) the aforesaid draft special regulations for precincts/natural features and forward the same to Government for sanction.

Provided that pending consideration of suggestions and objections and pending final sanction from Government to the above draft special regulations for precincts, the Competent Authority/Heritage Conservation Committee shall have due regard to the above draft special regulations while considering applications for

development/ re-development, etc., in the respective precincts / natural features.

#### **28.6 APPLICABILITY OF DEVELOPMENT PROPOSALS TO LISTED HERITAGE BUILDINGS / LISTED HERITAGE PRECINCTS**

- i) If road widening lines are prescribed under Section 12(2)(d) and/or Section 40(3)(c) of the Gujarat Town Planning & Urban Development Act, 1976, and or any other Act.. They shall be such so that they will protect and not detract from the listed heritage precincts / natural features.
- ii) If there are any new roads or road widening lines proposed under Section 12(2)(d) in the Revised Draft or Sanctioned Development Plans the Competent Authority shall consider the heritage provisions and environmental aspects while considering applications for development permissions in these precincts. Necessary steps may be taken to modify the Development Plan accordingly. Pending this action, the road widening/development of new roads shall not be carried out.
- iii) No widening of the existing roads under the Gujarat Municipalities Act or in the Revised Draft or Sanctioned Development Plan for Vadodara shall be carried out in a manner which may affect the existing heritage buildings (even if they are not included in a Heritage Precinct) or which May affect listed natural features.
- iv) If there are any Development Plan reservations shown on heritage buildings, or on listed natural features the same shall not be implemented. If required, the Competent Authority on the advice of the Heritage Conservation Committee shall move Government to get these reservations deleted modified as need be.

#### **28.7 INCENTIVE USES FOR LISTED HERITAGE BUILDINGS**

Section 10, Section 11, and Section 12 of these regulations define areas where commercial/ office / hotel uses are not permitted. However, in cases of buildings included in the Heritage Conservation List, if the owner/ owners/lessees agree to maintain the listed heritage building as it is in the existing state and to preserve its heritage state with due repairs and the owner/ owners/ lessees give a written undertaking to that effect, the owner/ owners/ lessees may be allowed by the Competent Authority on the advice of the Heritage Conservation Committee to convert part or the whole thereof of the non-commercial area within such a heritage building to commercial office use/hotel use. Provided that if the heritage building is not maintained suitably or if the heritage value of the building is allowed to be spoiled in any manner, the commercial/ office/ hotel use shall be disallowed.

#### **28.8 CREATION OF NEW INCENTIVES FOR HERITAGE CONSERVATION**

Incentives may be created for heritage conservation of listed heritage buildings / listed heritage precincts by the Competent Authority on the advice of the Heritage Conservation Committee. Where applicable under the provisions of the General Development Control Regulations of the Revised Development Plan for VUDA or special regulations for listed heritage buildings/listed heritage precincts, these incentives may include Transfer of Development Rights, the creation of a Repair Fund, etc.

The specific provisions for these incentives, where applicable, may be framed by the Competent Authority on the advice of the Heritage Conservation Committee

following the Bombay and Hyderabad models for heritage regulation, and the same submitted to the government for sanction.

## **28.9 MAINTAINING SKYLINE AND ARCHITECTURAL HARMONY**

Buildings within listed heritage precincts and in the vicinity of listed Grade I heritage buildings / listed natural features shall maintain the skyline and follow those architectural styles so 'as not to diminish or destroy the ,value and beauty of or the view from the said listed heritage precinct / listed heritage building or of the listed natural features. The term "vicinity" shall be interpreted by the Heritage Conservation Committee. The development within the listed heritage precinct or in the vicinity of the listed Grade I heritage building / listed natural features shall be in accordance with the guidelines framed by the Heritage Conservation Committee.

## **28.10 RESTRICTIVE COVENANTS**

Restrictions existing as on date of this Notification imposed under covenants, terms and conditions by the leasehold plots either by Government or by Municipality / Panchayat shall continue to be imposed in addition to the General Development Control Regulations. However, in case of any conflict with the heritage preservation interest/ environmental conservation, this Heritage Regulation shall prevail.

## **28.11 GRADING OF THE LISTED HERITAGE BUILDINGS/ LISTED HERITAGE PRECINCTS**

In the last column of the said list of Heritage Buildings, Heritage Precincts, grades such as I, II, III have been indicated. The meaning of these grades and basic guidelines for development permissions are as follows.

Listing does not prevent change of ownership or usage. However, such usage should be in harmony with the said listed precinct/building. Care will be taken to ensure that the development permission relating to these buildings is given without delay.

GRADE I	GRADE II	GRADE III
<b>A) DEFINITION</b>		
Heritage Grade I comprises buildings and precincts of national or historical importance, embodying excellence in architectural style, design, technology and material usage and/or aesthetics; they may be associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks of the region.  All natural sites shall fall within Grade I.	Heritage II (A&B) comprises buildings and precincts of regional or local importance possessing special architectural or aesthetic merit or cultural or historical significance though of a lower scale than in Heritage Grade I. They are local landmarks which contribute to the image and identity of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation, or designed to suit a particular climate.	Heritage Grade III comprises buildings and precincts of importance for townscape; they evoke architectural, aesthetic, or sociological interest though not as much as in Heritage Grade II. These contribute to determining the character of the locality and can be representative of the lifestyle of a particular community or region and may also be distinguished by setting on a street line, or special character, of the facade and uniformity of height, width and scale.



<b>B) OBJECTIVE</b>		
Heritage Grade I richly deserves careful preservation.	Heritage Grade II requires intelligent conservation.	<b>Heritage Grade III</b> deserves intelligent conservation (though on a lesser scale than Grade II) and special protection to unique features and attributes.
<b>C) SCOPE FOR CHANGES</b>		
No interventions are permitted either on exterior or interior of the heritage building or natural feature unless it is necessary in the interest of strengthening and prolonging the life of the building/s or precincts or any part or features thereof. For this purpose, absolutely essential and minimal changes would be allowed and they must be in accordance with the original.	<b>GRADE II (A)</b> Internal changes and adaptive reuse and external changes may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade II. <b>GRADE II (B)</b> In addition to the above, extension or additional building in the same plot or compound could, in certain circumstances, be allowed provided that the extension/additional building is in harmony with (and does not detract from) the existing heritage building(s) or precincts, especially in terms of height and facade.	External, internal changes and adaptive reuse would by and large be allowed. Changes can include extensions, and additional buildings in the same plot or compound. However, any changes should be such that they are in harmony with the surrounding area and should be such that they do not detract from the existing heritage building Precinct.
<b>D) PROCEDURE</b>		
Development permission for the changes would be given by the Competent Authority on the advice of the Heritage Conservation Committee to be appointed by the State Government.	Development permission for the changes would be given by the Competent Authority on the advice of the Heritage Conservation Committee to be appointed by the State Government.	Development permission for the changes would be given by the Competent Authority on the advice of the Heritage Conservation Committee to be appointed by the State Government.
<b>E) VISTAS - SURROUNDING DEVELOPMENT</b>		
All development in areas surrounding Heritage Grade I shall be regulated and controlled, ensuring that it does not mar the grandeur of, or the view from Heritage Grade I.		

## 28.12 DEMOLITION /RECONSTRUCTION /ALTERATION

Nothing mentioned under these regulations should be deemed to confer a right on the owner / occupier of the plot to demolish and/or reconstruct and/or make alterations to his listed heritage building / buildings in a listed heritage precinct if in the opinion of the Heritage Conservation Committee, such demolition / reconstruction / alteration is undesirable.

**28.13 EXTERIOR DESIGN AND HEIGHT OF BUILDINGS**

So as to preserve the beauty of the heritage precincts and/or buildings, the Heritage Conservation Committee shall have the power to direct, especially in areas designated by them, that the exterior design and height of buildings should have their prior approval.

**28.14 COMPOSITION OF HERITAGE CONSERVATION COMMITTEE**

- A. The Government shall constitute a Heritage Conservation Committee and frame the terms of reference.
- B. The composition and qualifications of the Heritage Committee shall be as follows:

1	Chairperson	Retired Municipal Commissioner of the Municipal Corporation or retired Secretary of Govt. of Gujarat with relevant experience.
2	Member	A Structural Engineer having experience of 10 years in the field
3	2 Members	Two Architects having 10 years experience in design and membership in the Council of Architecture: i) Urban designer ii) Architect having experience in conservation architecture
4	Member	A technical officer of the Archaeological Survey of India (not below the rank of Asst. Director)
5	Member	A technical officer of the State Archaeological Dept. (not below the rank of Asst. Director)
6	Member	An Environmentalist having in -depth knowledge and experience of 10 years of subject matter
7	Member	An Architectural /Urban Historian having 10 years experience in The field.
8	Member	Chief Town Planner, Govt. of Gujarat or his representative not below the rank of Senior Town Planner.
9	Member	Chief Executive Authority, VUDA
10	Member	Town Planner, VUDA
11	Member Secretary	Dy. Municipal Commissioner, VMC

The tenure of the members of category (2), (3), (6), and (7) above shall change after every three years provided that the same person shall be eligible for re-appointment as Member.

**C) The terms of reference of the Committee shall be, inter-alia,**

- (i) to advise the Competent Authority whether development permission should be granted (under Regulation no. 28.2), and the conditions of such permissions.
- (ii) to prepare a supplementary list of buildings, artifacts, structures, areas, precincts of historic, aesthetic, architectural, cultural, or environmental significance and a supplementary list of natural features of environmental significance or scenic beauty including sacred groves, hills, hillocks, water



- bodies (and the areas adjoining the same), open areas, wooded areas, etc., to which this Regulation shall apply (vide Regulation no. 28.3)
- (iii) to advise whether any relaxation, modification, alteration, or variance of any of the General Development Control Regulations, is called for (vide Regulation no. 28.4).
  - (iv) to advise the Competent Authority in framing special regulations for listed heritage precincts (vide Regulation no. 28.5).
  - (v) to advise the Competent Authority on applicability of development proposals affecting listed heritage buildings/listed precincts and on moving the Government to modify the same (vide Regulation no. 28.6)
  - (vi) to advise the Competent Authority whether to allow commercial/ office/ hotel uses in the listed heritage buildings/heritage precincts and when to terminate the same (vide Reg. 28.7)
  - (vii) to advise the Competent Authority in creating new incentives for heritage conservation (vide Regulation no. 28.8).
  - (viii) to recommend to the Competent Authority guidelines to be adopted by those private parties or public/government agencies who sponsor beautification schemes at public intersections and elsewhere within listed heritage buildings /listed heritage precincts.
  - (ix) to prepare special designs and guidelines / publications for listed heritage buildings, control of height and essential facade characteristics such as maintenance of special types of balconies and other heritage items of the buildings and to suggest suitable designs adopting appropriate materials for replacements keeping the old form intact to the extent possible.
  - (x) to prepare guidelines relating to design elements and conservation principles to be adhered to and
  - (xi) to prepare other guidelines for the purposes of this Regulation.
  - (xii) to advise the Competent Authority on any other issues as may be required from time to time during the course of scrutiny of development permission and in overall interest of heritage/ environmental conservation.
  - (xiii) to appear before the Government either independently or through or on behalf of the Competent Authority in cases of appeals related to listed heritage buildings /listed heritage precincts.

## **29. SUPPLEMENTAL AND MISCELLANEOUS PROVISIONS**

### **29.1 INTERPRETATION**

In any question or dispute arises with regard to interpretation of any of these regulations the decision of the Competent Authority shall be final.

### **29.2 DISCRETIONARY POWERS**

- (a) In conformity with the intent and spirit of these Regulations, the Competent Authority may :-
  - (i) Decide on matters where it is alleged that there is an error in any order, requirement, decision, determination made by any Competent Authority under delegation of powers in Regulation or interpretation in the application of these Regulations.
  - (ii) Interpretation of road alignment as per site situation.
  - (iii) If a line of the zone divides a plot in to two different zone the approval in the land falling under non-permissive zone shall be given up to 25% of land subject to maximum area up to 1000sq. mt. In respective permissible zone.
  - (iv) Authorize the erection of a building or the use of premises for a public service undertaking for public utility purposes only, where he finds such an authorization to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any land use classification.
- (b) In specific cases where a clearly demonstrable hardship is caused, the Competent Authority may for reasons to be recorded in writing, by special permission permit any of the dimension prescribed I these Regulations to be modified, except those relating to floor space indices unless otherwise permitted under these regulations, provided that the relaxation that will not affect the health, safety, fire safety, structural safety and public safety of the inhabitants of the building and the neighborhood.

## **30 PANALTIES**

Any person contravening any of the aforesaid regulation or any of the provisions of the Development Plan shall on such contravention be liable to punishment as provided in the Gujarat Town Planning & Urban Development Act 1976, and Rules framed thereunder as in force from time to time.



### 31. TREE PLANTATION

વિકાસ પરવાનગી આપતી વખતે  
વૃક્ષારોપણ / વનીકરણ પ્રવૃત્તિને  
પ્રોત્સાહન આપવા બાબત.

ગુજરાત સરકાર  
શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગ,  
હુકમ ક્રમાંક : વનમ-૧૦૦૮-૩૨૬૦-૯  
સચિવાલય, ગાંધીનગર  
તા. ૧૦-૦૩-૨૦૧૦

#### આમુખ :

પૃથ્વીના બદલાતા જતા પર્યાવરણના સંદર્ભમાં તથા પર્યાવરણ સંતુલનાની જાળવણી માટે તથા ગ્લોબલ વોર્મિંગના નિયંત્રણ માટે વનીકરણ અતિ આવશ્યક બનેલ છે આથી વનવિભાગ દ્વારા સામાજિક વનીકરણની યોજનાઓ અમલી બનાવેલ છે.

ગુજરાત રાજ્યના શહેરી વિસ્તારમાં વનીકરણનો લક્ષ્યાંક સિદ્ધ કરવા મહાનગરપાલીકાઓ, નગરપાલીકાઓ વગેરેને આગેવાની લેવા વન વિભાગ દ્વારા જણાવાયેલ છે. શહેરી વિસ્તારોમાં વનીકરણનો વ્યાપ વધે અને વધુમાં વધુ જમીનો વૃક્ષ ઉછેર માટે ઉપલબ્ધ થાય તે માટે સમુચિત સત્તામંડળોના વિકાસ નિયમોમાં જોગવાઈ કરવી જરૂરી બનેલ છે. આથી પુખ્ત વિચારણાને અંતે ગુજરાત નગર રચના અને શહેરી વિકાસ અધિનિયમ, ૧૯૭૬ ની કલમ-૧૨૨ હેઠળ પ્રાપ્ત થતી સત્તાની રૂએ રાજ્ય સરકાર નીચે મુજબનો હુકમ કરે છે.

## :: હુકમ ::

ગુજરાત નગર રચના અને શહેરી વિકાસ અધિનિયમ, ૧૯૭૬ ની કલમ-૫, ૬ અને ૨૨ હેઠળ રચાયેલા / મુકરર કરાયેલા શહેરી/વિસ્તાર વિકાસ સત્તામંડળોની મંજૂર/અમલી વિકાસ યોજનાઓ, મંજૂર/અમલી જનરલ ડેવલપમેન્ટ એન્ડ કન્ટ્રોલ રેગ્યુલેશન (જી.ડી.સી.આર)માં વૃક્ષારોપણ/વનીકરણ માટે નીચે મુજબની જોગવાઈઓ કરવી તથા જરૂરી જણાયે તે માટે પ્રવર્તમાન જોગવાઈઓમાં ફેરફાર કરવા માટે અધિનિયમની કલમ-૧૯ હેઠળની ધારાકીય જોગવાઈઓ અનુસારની દરખાસ્ત રાજ્ય સરકારને મોકલી આપવી અને જ્યાં સુધી કલમ-૧૯ હેઠળ આવા ફેરફાર મંજૂર/અમલી ન બને ત્યાં સુધી અધિનિયમ, ૧૯૭૬ની કલમ-૧૨૨ હેઠળ અપાયેલ આ હુકમનો અમલ કરીને મંજૂર/અમલી વિકાસ યોજનાને સંલગ્ન જી.ડી.સી.આરની જોગવાઈઓ અનુસાર વિકાસ પરવાનગી આપવા તમામ સમુચિત સત્તામંડળોને આથી હુકમ કરવામાં આવે છે.

- (૧) ૧૦૦૦ ચો.મી. થી વધુ ક્ષેત્રફળ ધરાવતા પ્લોટો/જમીનોમાં વિકાસ પરવાનગી આપતી વખતે દર ૨૦૦ ચો.મી. અથવા તેના ભાગે માટે ૩ વૃક્ષોનું વાવેતર/જાળવણી કરવાની જોગવાઈ કરવી.
- (૨) વિકાસ પરવાનગી આપતી વખતે ઉપર મુજબ વૃક્ષોના વાવેતર કરવાની શરત રાખવી, તથા એક વૃક્ષ દીઠ રૂા. ૫૦૦/- (અંકે રૂપીયા પાંચસો)ની રકમ ડીપોઝીટ તરીકે જમીનધારક/વિકાસકાર પાસેથી વસુલ કરવી.
- (૩) વિકાસ પરવાનગી આપ્યા બાદ પાંચ વર્ષ બાદ તેની ચકાસણી કરવાની રહેશે તથા જો યોગ્ય રીતે વૃક્ષ ઉછેર કરવામાં આવેલ હોય તથા તેની જાળવણી માટે યોગ્ય વ્યવસ્થા કરાયેલ હોય તો ડીપોઝીટની રકમ પરત કરવાની રહેશે તથા જો યોગ્ય રીતે વૃક્ષ ઉછેર કરવામાં આવેલ ન હોય અથવા તેની જાળવણી માટે યોગ્ય વ્યવસ્થા કાર્યેલ ન હોય તો ડીપોઝીટની રકમ જપ્ત કરવાની રહેશે.
- (૪) ઉપર મુજબની રકમની વસુલાત વિકાસ પરવાનગી આપતી વખતે જ કરવી તેમજ તે અંગેનું અલગથી ખાતું નિભાવવાનું રહેશે તથા આ રીતે એકત્ર થયેલ રકમ

પૈકી જમ કરાયેલ રકમનો ફક્ત વૃક્ષ ઉછેરના/વૃક્ષોની જાળવણીના હેતુ માટે જ ઉપયોગ કરવાનો રહેશે.

(પ) સમુચિત સત્તામંડળે/મહાનગરપાલિકાએ/નગરપાલિકાએ ચોમાસુ સીઝન ધ્યાને લઈ વૃક્ષારોપણ માટે વાર્ષિક કાર્યક્રમ નક્કી કરશે અને તે મુજબની જરૂરી વ્યવસ્થા ગોઠવશે.

(ડ) વૃક્ષારોપણ/વૃક્ષઉછેર માટે એટલે કે કેવા પ્રકારના વૃક્ષો વાવવા, કઈ રીતે જાળવણી કરવી વગેરે બાબતો નક્કી કરવા માટે વન અને પર્યાવરણ વિભાગની સુચનાઓ અનુસરવી તથા જરૂર પડ્યે તે વિભાગના અધિકારીઓનું માર્ગદર્શન મેળવવું.

ગુજરાતના રાજ્યપાલશ્રીના હુકમથી અને તેમના નામે

(પી. એલ. શર્મા)

ખાસ ફરજ પરના અધિકારી અને હોદ્દાની રૂએ સંયુક્ત સચિવ  
શહેરી વિકાસ ને શહેરી ગૃહનિર્માણ વિભાગ



## 32. ZONING & PROVISIONS

### Use - Zone Table

Note : Development as mentioned in Col.3 & 4 may be permitted only on roads as specified in regulation No.11. 2

Sr. No.	Zone	Type of development for which the zone is primarily Intended	Type of development which may be permitted by Competent Authority	Type of development which may not be permitted	Remark
1	2	3	4	5	6
1.	Residential Zone I & Residential Zone II	<p>a) Residential Dwellings, Play fields, gardens, gymnasium, swimming pool, etc.,</p> <p>b) Part of the residential building may be permitted to use as office, in case of professional, requirements, such as advocates, doctors, architects, engineers, chartered accountants, etc., bank, public buildings, educational institutions, such as secondary school, college, technical and vocational education institutions, library, community hall, auditorium, town hall &amp; All development activities related to Information Technology</p> <p>c) Cottage industries not involving the use of or installation of any machinery driven by power of any kind and which do not create noise, vibration, fume dust etc, provided that such home occupations and cottage industries shall not be permissible in the tenant dwellings or flats, playgrounds, gardens, gymnasium swimming pool etc.</p> <p>d) Retail commercial use such as retail shops, restaurants, lodging, houses, boarding houses etc. hostel, pre-primary schools, dispensary, clinic, maternity home, pathological laboratory, service establishment (residential) light home workshop etc.</p> <p>e) Theatre/Cinema hall/Starred hotel/ Malls/ Multiplex /Hyper shopping. Shopping/Commercial center, professional offices, bank, hotel, public buildings, educational</p>	<p>L.P.G. Cylinder delivery center for domestic consumption, coal depot, etc. on ground floor of building used for permissible non residential use.</p>	<p>Obnoxious and hazardous uses, steel stock yard, truck terminal, saw mill, timber mart, ice factory and cold storage, junk yard, non-obnoxious and non hazardous industries, wholesale market, warehouses, market, storage of perishable and inflammable goods, hospital for infectious and contagious diseases, mental hospital, jail etc.</p>	<p>All permissible non-residential uses in residential zone may be permitted in a residential dwelling only on ground floor or any other floor or any other floor with separate means of access/ stair cases from within the building or outside the building but not within the prescribed marginal space.</p>



		professional offices, bank, hotel, public buildings, educational institutions such as secondary, high school, college, technical and vocational educational institutions, library, indoor hospital, nursing home, surgical hospital, club houses, community hall, wadi party plot, auditorium town hall, petrol pump/ gas station with or without service station, garages, light industries, workshop etc. Development Activities related to tourism, sponsored/ recommended by Tourism Dept. of Gujarat Govt.			
2	Residential Zone III	Individual houses, residence, educational and cultural uses, public utility services and any other use as directed by the Government and all uses permitted in sr.No.1 column no.3			
3	Restricted Residential Zone.	Residential Dwelling Units according to the provisions of clause no 15 of development of low cost housing. "50% of the plot/building unit shall be permitted to be used as per the regulations governing the residential zone R1 and for the remaining area, only residential development with dwelling units in accordance, to the provisions of clause no 15 of development of low cost housing shall be permitted. Provided that such dwelling units shall not exceed 80 sqmts and 50% which shall have maximum builtup area of 40 sqmts".			
4.	Existing Nucleus/ Node/ Gamtal (as defined under regulation No.2.13)	All uses mentioned in Col.3 of zone at Sr.No. 1 except those mentioned in Col 4 & 5 of this zone.	L.P.G. Cylinder delivery center (for domestic consumption) Theatre/Cinema hall/Starred hotel. Theatre/Cinema hall/Starred hotel/Malls/ Multiplex /Hyper shopping. Development Activities related to tourism, sponsored/ recommended by Tourism Dept. of Gujarat Govt.	All uses mentioned in Col.5 of zone at Sr.No.1. college, community hall, auditorium, town hall, vocational and technical, technical educational institutions, coal depot, storage of perishable and inflammable goods.	
5.	General Commercial zone GCZ	All uses mentioned in Col.3 of zone at Sr.No.1 except residential use. Wholesale market and their ancillary uses. ice factory and cold storage, warehouses, godowns, transport terminal or goods and passengers, kerosene depot, steel stock yard, saw mill, timber stock yard (lati) junk yard ( kabadi) L.P.G. cylinder storage depot, storage of perishable goods.		Obnoxious and hazardous uses, non-obnoxious and non-hazardous industries, hospitals for infectious and contagious diseases, mental hospital, jail.	

6.	Local Commercial zone LCZ	All uses mentioned in Col.3 of zone at Sr.No.1 Coal depot, L.P.G. cylinder delivery center, newspaper printing press.		All other uses not mentioned in Col.3 & 4.	(a) Minimum building unit 10,000 sq.mts. (b) The provisions of FSI mentioned in clause no.12.3.1 (a) of Residential Zone-II is applicable.
7	Special Node No. I (IT, Finance services & related activities)	<p>a. Specific use for this node:</p> <ol style="list-style-type: none"> <li>All activities relating to I.T. and I.T. 'e, financial service.</li> <li>Technology – dependent of computer – based facilities dedicated to the processing of data for analysis of information, provided that these information services related to "i" above.</li> </ol> <p>b. Office related to specific use for this node, educational/ technical institutions, training and research centres, library, central library, Museum, Technology display centres, demonstration/exhibition halls, community hall, auditoriums, convention halls, banks, institutional building etc.</p> <p>c. Supplementary services to specific use above shall include Residential Dwellings, Hostels gardens, gymnasium, swimming pool, etc. for employees of company staying in colonies. Retail commercial use such as retail shops, restaurants, lodging, houses, boarding houses etc. dispensary, clinic, institutional buildings, govt., semi govt. buildings, buildings of public sector undertakings.</p> <p>d. Service industry and light small scale non-polluting non-obnoxious industry.</p> <p>e. All uses mentioned in column -3 of Residential Zone-I.</p>			

8A	Special Node No II (Technology & Biotech Park)	<p>a. Specific use for this node:</p> <ul style="list-style-type: none"> <li>i. All activities, related to technology &amp; Bio tech Industries, R&amp;D centre, storage &amp; office facilities. Industrial activity (non obnoxious) relating to biotech,</li> <li>ii. Laboratories and related facilities intended for basic and applied research, production or assembly, development or testing of technology-based products and services.</li> <li>iii. Pilot plants in which prototype production processes can be tested and used for assembly of products for research and development of technology and all types of service industries.</li> </ul> <p>b. All uses mentioned in "b", "c" &amp; "d" of Sr. No. 7 above.</p> <p>c. All uses mentioned in column -3 of Residential Zone-I.</p>	---	---	<p>(a) Minimum building unit 10,000 sq.mts.</p> <p>(b) The provisions of FSI mentioned in clause no.12.3.1 (a) of Residential Zone-II is applicable.</p>
8B	Knowledge Township	<p>a. Specific use for this node:</p> <ul style="list-style-type: none"> <li>i. Offices and related facilities of Knowledge – driven companies and organizations , research &amp; educational institutes, training, research, university are continuing education or extension programs, engineering associations.</li> <li>ii. Incidental operations required to maintain of support any uses permitted above, such as – instrumentation shops, micro electronics, and machine shops., Engineering units and service industries</li> </ul> <p>b. All uses mentioned in column -3 of Residential Zone-I.</p> <p>c. All uses mentioned in "b", "c" &amp; "d" of Sr. No. 7 above.</p>	---	---	<p>(a) Minimum building unit 10,000 sq.mts.</p> <p>(b) The provisions of FSI mentioned in clause no.12.3.1 (a) of Residential Zone-II is applicable.</p>
8C	Health node	<p>a. Specific use for this node:</p> <ul style="list-style-type: none"> <li>i. Medical Centre (excluding infectious and contagious diseases, mental hospitals), and related education, training and research centres, with common ancillary facilities;</li> </ul>	---	---	<p>(a) Minimum building unit 10,000 sq.mts.</p> <p>(b) The provisions of FSI mentioned in clause no.12.3.1 (a) of Residential Zone-II is applicable.</p>

		<p>ii. Corporate regional and divisional headquarters of medical technology research – based of companies and organizations</p> <p>iii. Offices and related facilities of non profit research of educational institutes, as well as professional, training, research, scientific of engineering associations.</p> <p>iv. Corporate and professional training facilities provided that these facilities maintain ongoing cooperative relationships with the university are continuing education or extension programs.</p> <p>v. Incidental operations required to maintain of support any uses permitted above, such as – instrumentation shops, micro electronics, and machine shops., Engineering units, and service industries</p> <p>b. All uses mentioned in "a(ii) &amp; a(iii) of Sr. No.8 above. All uses mentioned in "b" &amp; "c" of Sr. No. 7 above.</p> <p>c. Uses permitted in Residential-II zone.</p>					For residential dwelling mentioned in Col.4 maximum 25% land can be utilized for planning the dwelling units.		
9	Non-Obnoxious and non-hazardous industrial zone NOI	<p>All industries except obnoxious and hazardous industries as mentioned in Appendix-A</p> <p>All uses mentioned in Col.3 of zone at Sr.No.4</p>	<p>Storage of inflammable goods, residential dwellings only for industrial workers and other public utility service staff, working within the industrial premises. Quarrying of gravel, sand, clay and stone. Dumping of solid industrial wastes (subject to N.O.C. and conditions laid down by Pollution Control Board)</p>	<p>Obnoxious and hazardous industries, mental hospital, hospital for infectious and contagious diseases, jail, dwelling except mentioned in col.4 of this zone.</p>	<p>Residential dwelling except mentioned in Col.4 of this zone. Hospital for infectious and contagious diseases, mental hospital, jail.</p>	<p>As above.</p>			
10	Obnoxious and Hazardous industrial zone OI	<p>All obnoxious and hazardous industries as mentioned in Appendix - A, storage of inflammable goods.</p>	<p>Residential dwelling only for industrial workers and other public utility service staff working within the industrial premises. Quarrying of gravel, sand, clay and stone. Dumping of solid industrial wastes (subject to N.O.C. and conditions laid down by Pollution Control Board)</p>						

11.	Agricultural Zone	<p>Horticulture, poultry keeping subject to the N.O.C./Approval and conditions laid down by the Dept. of poultry, Dairy Development, fisheries, animal rearing and breeding, open storage of drying manure. Farm house located in land of not less than 4000 sq. Mts., Camp for recreation of any type natural reserves and sanctuaries, race track, shooting range, zoo, nursery, stadium, botanical garden, agricultural equipment, repair of tools and equipment of agricultural use. Tannery saw mill, timber depot, uses pertaining to processing of agro/farm/milk products, institutional uses, and vocational training centers. Wayside shops, restaurant, ice factory and cold storage, go-downs and warehouses subject to NOC/Approval and conditions laid down by warehousing corporation/FCI/Appropriate Govt./Semi-Govt. Department, Transport-nagar and truck terminal, hospital for infectious and contagious diseases, mental hospital and sanitarium subject to NOC/Approval and conditions laid down by civil surgeon. Petrol pump/Gas stations with or without service station, garages and workshop, studio, roofing tiles cement pipes, brick kiln, mining and quarrying, cemetery and burial ground jail.</p>	<p>Slaughter house, touring cinema, drive in cinema, video cinema, storage of inflammable materials and explosive goods subject to NOC/Approval and conditions laid down by concerned department/authority dealing with such work. Dumping of solid industrial waste subject to N.O.C. and conditions laid down by Pollution Control Board. Institutional Buildings, govt., semi govt. buildings, Buildings of public sector undertakings, Garden houses, petrol filling station, educational and Medical institutions (excluding infectious and contagious diseases, mental hospitals), Training and research centers, building for autonomous bodies related to their activities statutory organizations, convention centers.</p>	<p>All other uses not mentioned in Col.3 and Col.4. All other uses not mentioned in Column. No. and 4.</p>	<p>1) Building to be constructed at a distance of not less than 30 mts. from the classified road, on which it abuts. 2) Permissible Built-up area (ground coverage) permissible: a) for farm house it shall not exceed 5% of the land area with maximum permissible height 7.5 mtrs. b) Agrobased uses activities for this zoning regulation, ground coverage shall not exceed 5% of the land area with maximum permissible height 7.5 mts. Incuse of public and semi-public uses and buildings of charitable &amp; religious purposes the competent authority may permit development activities to the extent of 15% of the land area with maximum permissible height 10 mts. The above restriction of built up area shall not apply to the following uses subject to maximum ground coverage of 15% of the land with maximum permissible height 10 mts. i) Education, Hospital for infectious and contagious disease, Mental hospitals sanitarium. ii) Jail iii) Transport nagar and Truck terminal iv) Slaughter house, cold Storage v) Govt./Semi Govt./FCI go downs and Warehouses and charitable trust. vi) Development activities related to tourism approved by tourism Department of Government. c) Only basement, ground floor and first floor structure may be permitted however, the structure for storage of inflammable material and explosive goods shall be single storied only 3) For poultry farm, sheds of floor height upto 10 mts. at the ridge level of the roof with perforated jail on all the sides maximum 25% ground coverage shall be permitted.</p>
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12.	Village Extension Area (Villages outside urbanized area falling in agricultural zone only)	All uses of Residential Area zone permitted in Col.3 at Sr. No.1	All uses of Residential zone permitted in col.4 at Sr. No.1, Cinema, and Light industrial, medium industries.	All uses mentioned in col.5 of residential zone at Sr.No.1	For natural growth, of Village 1) Village extension area around existing gamtal, gam-talav and adjoining the existing gamtal limit will be for development of the respective village for its natural growth 2) For the natural growth of the villages, the development permission for uses mentioned in Col.3 and 4 may be permitted in area adjoining existing nucleus in revenue survey numbers outside existing nucleus within, a) 300 mt. from the limit of existing nucleus of village having population of 5000 or less. b) 600 mt. from the limit of existing nucleus of village having population of more than 5000.
13	Recreation	Recreation of any type, residential accommodation and shops/Mall incidental to recreation, aquarium, natural reserve and sanctuary race track shooting range, zoo, nursery, stadium, botanical garden, Camp for recreation of any type, club, aquarium, planetarium, amusement park, swimming pool, exhibition and mela, drive-in-cinema/ Multiplex, motion picture hall, cinema, restaurants, party plots, recreational use of water park, resorts, hotels, starred hotels and motels as per norms notified by the tourism corporation of Gujarat and other development activities related to tourism sponsored /recommended by tourism Department of the Government.	Farm houses, hotels as per norms notified by the tourism Corporation of Gujarat.	All other uses not mentioned in Col.3 & 4.	1. More than one farm house may be permitted provided the minimum area required for farm house as permitted in agriculture zone with builtup area on ground floor not exceeding 15% of building unit. With maximum F.S.I. not exceeding 0.25% only G.F. and F.F. shall be permitted.
14.	Restricted Area RA	The land (defense area, gardens and parks and other lands belonging to institutions) is designated as restricted area under section 12(2)(k) and accordingly permission shall be granted for the use as defined by the institution for their own purpose.			
15.	Restricted Zone RZ-1	The land is designated as restricted area under section 12(2)(i) and accordingly, all Structures / buildings or developments which are necessary to control floods/ prevent pollution of the river/ pond/lake and its vicinity land shall be permitted.			

16	Restricted Zone RZ-2	The land is designated as restricted area under section 12(2)(h&i) and accordingly, all Structures / buildings or developments which are necessary to control floods/ prevent pollution of the river/ pond/lake and its vicinity land shall be permitted. Also developments / constructions not exceeding 5% of the building unit with ground floors only, and which would preserve / conserve / enhance the natural scenery and landscape of the area shall be permitted.			
17	Restricted Zone RZ-3	The land is designated as restricted area under section 12(2)(n), (which are along the roads/ canal) and accordingly, no development shall be permitted in such areas.			
18	Restricted Zone RZ-4	The land is designated as restricted area under section 12(2)(h&i), (which are around Laxmi Vilas Palace, required to be kept open to preserve, conserve and development of the area for natural scenery and landscape) all Structures / buildings or developments which would preserve features, structures or place as historical, natural, architectural or scientific interest and of educational value.			
19	Public & Semi Public PSP	These lands are owned by specific institutions constituted under law and are expected to carry out development in accordance to law.			

**Note :**

1. For the residential development in the villages falling within the air pollution boundary, the development shall be carried out as per the following condition:

- The minimum width of internal road in layout shall be 9.0 mt.
  - Built up area on G.F. shall not exceed 30%.
  - Tree plantation to the extent of 4 trees per building or 50 trees per hectare is compulsory.
2. Public utility services buildings, which shall include buildings or works developed or undertaken by to Govt./Semi-Govt. or public undertaking only, such as Sub-station, and receiving station of the electricity Board. Building for infrastructure facilities like bus service, water supply, drainage, sanitation, domestic garbage disposal, pumping station, electricity, purification plant, police building post and telegraph and telecommunication, public urinals, milk, octroi and public telephone booth, fire brigade station, ward and zonal offices of appropriate authority, taxies, scooter and cycle stand and parking plot, garden, nursery, playground and open spaces, canal, communication network first aid medical center, primary health center, dispensary, library, reading room and religious building/ places of public worship may be permitted in all zones. The built-up area in case of religious building up/ places public worship shall not exceed 10% of plot area.
3. One sixth (1/6<sup>th</sup>) area of the "open space plots" provided under T.P. schemes may be utilized for construction with required margins for the common/ institutional/ community use having basement ground floor or a floor on stilt only. In addition to the stair cabins and ramps, 5% of the permissible built up area of this plot shall be allowed to be built-up on for the construction of store room, chawkidar room, toilet etc. at the ground level, in case the building is constructed on stilt. The rest of the "open space plot" shall be kept open to sky.
4. LAND USE ZONING IN HAZARD PRONE AREAS.  
In natural Hazard prone areas namely the earthquake prone zones as per IS:1893, the cyclone prone areas as per IS:875 Part-3 and flood prone areas as per the Flood Atlas prepared by the Central Water Commission and/ or the flood departments of the State, the development shall be regulated to ensure special protection from hazards for any type of development irrespective of use zone. Where as the hazard prone areas identified as per the Vulnerability Atlas of India-1997 (or revisions thereof) prepared by Govt. of India or as may be prepared by State Government from time to time shall be used for such regulations, as given in Appendix-B. Further Action for protection from these hazards is to be dealt with taking into consideration the Guidelines given in Appendix-C.
5. For Railway Container Depot the permission shall be issued for development for structures for Railway Department.
6. No development shall be permitted in area designated for water body, pond and talav in development pla.



**EXPLANATION :**

**1. LIGHT INDUSTRY :**

Light Industry mean an industry in which the processes are carried out without detriment to the neighboring residential area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. It will be subject to the following restrictions:

- i) Power used will be electrical.
- ii) Maximum power used will be 10 KW which may be enhanced upto 25 KW by the Competent Authority in special case of genuine expansion of existing factory which may have reached the maximum limit of power.
- iii) Maximum floor space occupied should be 500 sq.Mts.
- iv) It will be housed in a building suitable for the purpose. However, it shall not include the following industries:

Manufacture or refining of ammonia, bleaching powder, chlorine, asphalt, brick, terra-cotta, gypsum, lime, plaster of Paris, coke, creosote, exetrain, glucose, starch, dye, explosive of fire works or storage thereof in excess of three 50 Kg. Fertilizers, gas (fuel or illuminating) in excess of hundred cubic Mt., gelatine or glue or zic from fish or animal refuse or offal, hydrochloric acid, nitric acid, sulphuric or sulphurous acid, lead black, linoleum or oil cloth, matches, pyrexilin or articles thereof or storage in excess of 250 Kg. Rubber or treatment thereof involving offensive odour, tar, turpentine or Blast furnace, coal or junk yard, distillation of bores, coal weed or tar or manufacture of any of their distilled product, drop forsages, fat grease lard of fallow manufacture, refining or rendering lout or grist mill, hot rolling mill, incineration, reduction, or dumping of dead animals, garbage or refuse expect when accumulated and consumed on the same premises without the emission of odour, production or refining or storage above ground of petroleum or other inflammable liquids except heating fuels, slaughtering of animals tanning or curing or storage of raw hides and skins, tire recapping.

**2. SERVICE ESTABLISHMENT (RESIDENTIAL):**

The Service Establishment wherein the work done or the machinery installed in such as would render service to the local residents and would satisfy their day-to-day residential needs and which does not create nuisance to the surrounding development in terms of noise dust and air pollution. It will be subject to the following restrictions :

- i) Power used will be electrical.
- ii) Maximum power used to be 10 KW for residential zone and not more than 25 KW in commercial zone.
- iii) Maximum floor space occupied will be 50 sq.mts.
- iv) It shall be detached and housed in a shop or a building specially designed for the purpose. Such establishment may be petrol pumps, service station, flour mill, bakery, laundry, air compressor unit, electrical motors, optical repair and watch repair shops, repair of musical instruments, carpentry, book-binding,

printing press, paper-cutting, water cooling, and juice extracting units, black-smithy, vulcanizing, motor winding, cutting and nut cutting units etc.

### **3. LIGHT HOME WORKSHOPS :-**

Light Home Workshop means a workshop wherein the work done or the machinery installed is such as could be done or installed in any residential area without detriment to the neighborhood by means of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit etc.

It will be subject to the following restrictions:

- i) Power used will be electrical.
- ii) Maximum power used will be 1.5 KW.
- iii) Maximum floor space occupied will be 20 sq.mts.
- iv) It will be worked by the members of the family.
- v) Any part of the machinery including pulley, belt shafts etc. shall be attached to the walls or other parts of the building except the floor at which the same machinery is supported.

Such home workshop may be gold smithy, milk or curd churning, pills making, stitching embroidery, tailoring, vulcanising, sewing machine, folding machine, milk-separation.

### **4. OBNOXIOUS AND HAZARDOUS INDUSTRY :-**

Obnoxious & hazardous industry means industry which will create nuisance to the surrounding development in the form of smell, smoke, gas, air pollution, water pollution and other unhygienic conditions.

### **5. WORKSHOP :-**

Workshop is a place wherein work done or machinery installed is such as would render service to the local business people and would satisfy their day-to-day commercial needs and shall be subject to the following restrictions:

- i) The workshop is not governed under the Indian Factories Act.
- ii) The plinth area of the structure in which the workshop is to be housed shall not exceed 80 sq.mts.

**APPENDIX : A****LIST OF OBNOXIOUS AND HAZARDOUS INDUSTRIES**

Sr.No.	Industrial Groups	Noxious Characteristics
01.	02.	03.
(1)	<b><u>CHEMICAL INDUSTRY: -</u></b>	
A.	<b><u>Inorganic Manufacturing Industries:</u></b>	
i)	Acids, sulphuric acid, nitric acid, acetic acid (glacial) picric acid, hydrochloric - phosphoric acid, carbolic acid etc.	Fire hazards, offensive fumes and smokes.
ii)	Alkalis, caustic soda, caustic potash, soda ash etc.	Fire hazards, corrosive substances.
iii)	Production of mineral salts which involves use of acids.	Risk of fire, dust and fumes.
iv)	Carbon disulphide, ultramarine blue, chlorine, hydrogen.	
B.	<b><u>Organic Manufacturing Industries :</u></b>	
i)	Dyes and dyestuff intermediate manufacture.	Washer water is acidic contain quantities of sludge.
ii)	Synthetic plastic like polyethylene P.V.C rexin, rayon nylon.	Distillates from reaction vessels, fire risk also.
iii)	Synthetic rubber.	Liquid effluents with unpleasant smell.
iv)	Insecticides, fungicides and pesticides.	Unpleasant smell and dust, fire hazards.
v)	Phenols and related industries based on coal tar distillations.	Risk of fire.
vi)	Organic solvents, chlorinated minerals, methanol, methylated spirits.	Fire hazards, unpleasant smell
vii)	Manufacture of compressed permanent liquified and dissolved gases.	Risk of fire.
viii)	Acetylides pyridines, lotoform, B-Nepthol etc.	Risk of fire, smell.

(2)	<p><b><u>MISCELLANEOUS :-</u></b></p> <p>Electro-thermal industries such as manufacture of calcium carbide, phosphorous, aluminum dust, paste, powder, copper, zinc etc.</p>	Risk of fire.
(3)	<p><b><u>POSITIONS :</u></b></p> <p>I. Ammonium Sulpho -cyanide, arsenic and its compound, barium acetates, barium bodies, barium carbonate, barium cyanide, barium ethylsulphate, barium acetate, cinnabar copper sulphocyanide, Ferrocyanides, nitrocyanic acid, potassium cyanide etc.</p> <p>Manufacture of cellulosic products : Rayon fibre , waster products, rayophans paper etc. cellulose, nitrate, celluoid articles, scrap &amp; solution.</p> <p>Paints, enamels, colours, varnish (other than Litho Varnish) and Varnish remover of all kinds.</p> <p>Turpentine &amp; turpentine substitutes.</p> <p>Matches.</p> <p>Printing ink.</p> <p>Industrial alcohol.</p> <p>Manufacture of newsprint.</p> <p>II <b><u>Petroleum Products :</u></b></p> <p>1) Crude oil refining, processing &amp; cracking, petroleum jelly, naphtha cracking, including gas cracking for any purpose.</p> <p>2) Carbon black manufacture and black of all kinds.</p>	<p>Contamination if stored on same floor as or on floors above food (fire hazards in any case.)</p> <p>Risk of fire.</p> <p>Risk of fire and smell.</p> <p>Fire hazards.</p> <p>Fire hazards.</p> <p>Unpleasant smell</p> <p>Unpleasant smell, enormous quantity of contaminated waste, fire hazards.</p> <p>Inflammable fumes &amp; noise.</p> <p>Fire hazards</p>

3)	Petroleum coke usage for graphite production.	Fire hazards.
4)	Lubricating & Fuel oils & other oils such as schise oil, shale oil etc.	Fire hazards.
<b>III</b>	<b><u>Rubber Industry</u></b> Reclamation of rubber and production of tyres, rubber solutions containing mineral neptha and rubber waste.	Fire hazards.
<b>XI.</b>	<b><u>Heavy Engineering &amp; Forgoing shops :</u></b> Using steam & power hammers & heavy metal forgings.	Noise, vibration & smoke.
<b>XII.</b>	<b><u>Wood &amp; Wood Products :</u></b> Distillation of Wood.	Fire hazards.
<b>XIII</b>	<b><u>Textiles :</u></b>	
1)	Oil sheets & waterproof clothing a) Wool spinning.	Wool washing liquors containing certain impurities.
2)	Clean rags (not including clean textiles cutting only) and grassy rags.	Fire hazards.
3)	Flax yarn & other fiber.	Fire hazards.
4)	Textile finishing bleaching and dyeing.	Waste water containing acid etc.
<b>XIV</b>	<b><u>Foods :</u></b>	
1)	Vegetable oils.	Noise, unpleasant smell.
2)	Abottories.	Water, water with obnoxious smell.
3)	Alcohol distilleries and breweries & potanis spirit.	Oxygen causing unpleasant smell, Noise, fire hazards.
4)	Suger refining.	Unpleasant smell, Fire hazards.
<b>XV.</b>	<b><u>Transport :</u></b> Manufacture of aircraft, locomotives, tractors etc.	Smoke and noise.

## **Appendix-B**

### **LAND USE ZONING IN HAZARD PRONE AREAS – GUIDELINES (Regulation No. 32.1)**

#### **1. OBJECTIVES**

- 1.1. The basic objective of land use zoning is to regulate land use in hazard prone areas to minimise the damage caused to the habitat, as a result of natural hazards viz. earthquakes, cyclonic storms and floods which recur from time to time. Land Use Zoning, therefore, aims at determining the locations and the extent of areas likely to be adversely affected by the hazards of different intensities and frequencies, and to develop such areas in a fashion that the loss to the development is reduced to the minimum.
- 1.2. Land Use Zoning envisages certain restrictions on the indiscriminate development of the "unprotected" hazard prone areas and to specify conditions for safer development by protecting the area from severe losses. In the former case, boundaries of different zones are to be established to prevent unrestricted growth there.

#### **2. SCOPE**

- 2.1 Areas covered under Development Plan  
The guidelines for Land Use Zoning in Hazard Prone Areas are to be taken into consideration while formulating the Development Plan and Area Plan under the Town Planning and Urban Development Act.
- 2.2 Areas not covered under Development Plan  
In such areas, these guidelines may be issued to the various local bodies, Municipalities, Individual Areas and Panchayats, enabling them to act while sitting various development projects and deciding on construction of buildings, etc.

#### **3. IDENTIFICATION OF HAZARD PRONE AREAS**

##### **3.1 Earthquake Prone Areas**

- a. Intensities of VII or more on Modified Mercalli or MSK intensity scale are considered moderate to high. Areas under seismic zone III, IV and V as specified in IS 1893 are based on intensities VII, VIII, IX or more. Therefore, all areas in these three zones will be considered prone to earthquake hazards.
- b. In these zones the areas which have soil conditions including the level of water table favourable to liquefaction or settlements under earthquake vibrations will have greater risk to buildings and structures which will be of special consideration under Land Use Zoning.
- c. Under these zones, those hilly areas which are identified to have poor stability conditions and where landslides could be triggered by earthquake or where due to prior saturated conditions, mud flow could be initiated by earthquakes and where avalanches could be triggered by earthquake will be specially risk

prone.

- d. Whereas, earthquake hazard prone areas defined in 'a' above are identified on the map given in IS 1893 to small scale and more easily identified in the larger scale state wise maps given in the Vulnerability Atlas of India, the special risky areas as defined in 'b' and 'c' above, have to be determined specifically for the planning area under consideration through special studies to be carried out by geologists and geo-technical engineers.

### 3.2 Cyclone Prone Areas

- a. Areas prone to cyclonic storms are along the sea coast of India where the cyclonic wind velocities of 47 meter per second or more are specified in the Wind Velocity Map given in IS 875 (part 3) to a small scale and easily identified in the Vulnerability Atlas of India where the Maps are drawn state wise to a larger scale.
- b. In these cyclone prone areas, those areas which are likely to be subjected to heavy rain induced floods or to flooding by sea-water under the conditions of storm surge, are specially risky due to damage by flood flow and inundation under water.
- c. Whereas, areas under 'a' are easily identified, those with special risk as under 'b' have to be identified by special contour survey of the planning area under consideration and study of the past flooding and storm surge history of the area. These studies may have to be carried out through the Survey of India or locally appointed survey teams, and by reference to the Central Water Commission, Government of India and the concerned department of Gujarat State.

### 3.3 Flood Prone Areas

- a. The flood prone areas in river plains (unprotected and protected by bunds) are indicated in the Flood Atlas of India prepared by the Central Water Commission and reproduced on larger scale in the state wise maps in the Vulnerability Atlas of India.
- b. Besides the above areas, other areas can be flooded under conditions of heavy intensity rains, inundation in depressions, backflow in drains, inadequate drainage, failure of protection works, etc.
- c. Whereas, the flood prone areas under 'a' are identified on the available maps as indicated, the areas under 'b' have to be identified through local contour survey and study of the flood history of the planning area. Such studies may be carried out through Survey of India or local survey teams, and by reference to the Central Water Commission and the concerned department of Gujarat State.

#### 3.3.1 Land Use Zoning for Flood Safety

Some important considerations for regulating the land use in the planning areas are given below:



- i. Every settlement needs some open areas such as parks, playgrounds, gardens etc. In one way it will be possible to develop such areas by restricting any building activity in vulnerable areas. Such a development will be in the interest of providing proper environment for the growth of such settlement.
- ii. On the same analogy, certain areas on either side of the existing and proposed drains (including rural drains) should be declared as green belts where no building or other activity should be allowed. This will not only facilitate improvements of these drains in future for taking discharges on account of growing urbanisation, but will also help in minimising the damage due to drainage congestion wherever rainfall of higher frequency than designed is experienced. These green belts at suitable locations can also be developed as parks and gardens.
- iii. In the existing developed areas, possibilities of protecting/ relocation/ exchanging the sites of vital installation like electricity sub-station/power houses, telephone exchange, etc. should be seriously examined, so that these are always safe from possible flood damage. Similarly, the pump station the tube wells meant for drinking water supply should be raised above the high flood levels.
- iv. Similarly, possibility of removing or bypassing buildings/structures obstructing existing natural drainage lines should be seriously considered. In any case, with immediate effect unplanned growth can be restricted so that no construction obstructing natural drainage or resulting in increased flood hazard is allowed.

#### 4. APPROACH FOR LAND USE ZONING

Following two alternatives can be adopted for dealing with the disaster risk problems.

- a. Leaving the area unprotected. In this case it will be necessary to specify Land Use Zoning for various development purposes as recommended under Para 6.
- b. Using protection methods for the areas as a whole or in the construction of buildings, structures and infrastructure facilities to cater for the hazard intensities likely in the planning area as recommended under Appendix-B.

It will be appropriate to priorities buildings, structures and infrastructures in terms of their importance from the point of view of impact of damage on the socio-economic structure of the society. Prioritisation scheme is suggested under Para 5.

#### 5. PRIORITISATION

In regard to Land Use Zoning, different types of buildings and utility services may be grouped under three priorities as indicated below.

Priority 1. Defence installation, industries, public utilities like hospitals, electricity

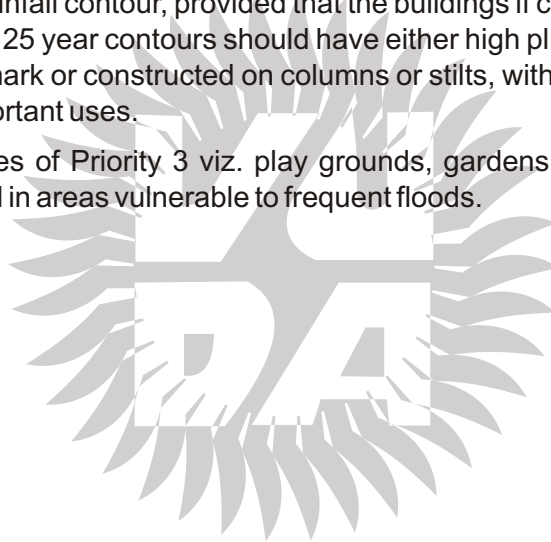
installations, water supply, telephone exchange, aerodromes, railway stations, commercial centers, libraries, other buildings or installations with contents of high economic value.

Priority 2. Public institutions, Government offices, universities and residential areas.

Priority 3. Parks, play grounds, wood lands, gardens

## 6. REGULATION FOR LAND USE ZONING

- i. Installations and Buildings of Priority 1 should be located in such a fashion that the area is above the levels corresponding to a 100 year flood or the maximum observed flood levels whichever higher. Similarly they should also be above the levels corresponding to a 50 year rainfall flooding and the likely submersion due to drainage congestion.
- ii. Buildings of Priority 2 should be located outside the 25 year flood or a 10 year rainfall contour, provided that the buildings if constructed between the 10 and 25 year contours should have either high plinth level above 25 year flood mark or constructed on columns or stilts, with ground area left for the unimportant uses.
- iii. Activities of Priority 3 viz. play grounds, gardens and parks etc. can be located in areas vulnerable to frequent floods.



## **APPENDIX - C**

### **PROTECTION OF BUILDINGS STRUCTURES AND INFRASTRUCTURES IN HAZARD PRONE AREAS**

#### **A. PROTECTION OF AREAS FROM EARTHQUAKES**

- i. In those areas where there are no dangers of soil liquefaction or settlements or landslides, all building structures and infrastructures should be designed using the relevant Indian Standards as provided in the Building Regulations and the National Building Code
- ii. Soils subjected to liquefaction potential under earthquake shaking, can be improved by compaction to desired relative densities, so as to prevent the possibility of liquefaction.
- iii. Buildings and structures could be founded on deep bearing piles going to non-liquefiable dense layers.
- iv. Steep slopes can be made more stable by terracing and construction of retaining walls and breast walls, and by ensuring good drainage of water so that the saturation of the hill-slope is avoided.
- v. Any other appropriate engineering intervention to save the building structures or infrastructure from the fury of the earthquake.

Note : The protective action given under (ii) to (v) will usually involve large amount of costs and should only be considered in the case of large and costly structures. For ordinary buildings the cost of improvement of the site will usually be uneconomical, hence bad sites should be excluded by Land Use Zoning.

#### **B. PROTECTION FROM CYCLONIC WIND DAMAGE**

- i. Buildings, structures and infrastructures in the cyclone prone areas should be designed according to the Indian Standards and Guidelines as provided in the Regulations and the National Building Code.
- ii. Light utility structures used for electrical transmission and distribution, and towers for communications, chimneystacks of industrial structures require special design considerations against the cyclonic wind pressures, suctions and uplifts.
- iii. In case the buildings, structures and infrastructures are founded on marine clay deposits it will be advisable to adopt either under-reamed piled foundations, or individual column footing with a reinforced concrete beam located at the level of the ground, or a continuous reinforced concrete strip footing.
- iv. Wherever, the top soil could become slushy due to flooding, the top layer of 30 cm depth of soil should not be considered for providing lateral stability
- v. In storm surge prone areas, it will be preferable to construct the community structures, like schools, cyclone shelters, etc. by raising the level of the ground protected by provision of retaining walls at sufficient distance away from the building, taken to such depth that no erosion takes place due to receding storm surge. Alternatively, construct the community structures on stilts with no masonry or bracing up to the probable maximum surge level.

#### **C. PROTECTION OF AREAS FROM FLOODS**

This may require one or more of the following actions.

- i. Construction of embankments against the water spills from the source of flooding

- like rivers, large drain etc.
- ii. Construction of high enough embankments/bund around the planning area.
  - iii. Raising the planning area above the high flood level.
  - iv. Construction/improvement of drainage paths to effectively drain the water from the planning area.
  - v. Construction of buildings and structures on deep foundations going below the depth of scour or on stilts with deep enough foundations under water.
  - vi. Flood proofing works such as the following:
    - Providing Quick Drainage facility, consisting of
      - Revitalisation of secondary and primary drainage channels after establishing the drainage blockage points;
      - Provision of additional waterways;
      - Clearing of clogged cross drainage works;
    - Providing Human and Animal Shelters for population living within embankments in the form of raised platform or use of available high ground.
  - vii. Anti-erosion actions in affected areas
  - viii. Any other suitable measure.

Note:

1. Similar protection methods could be used against flooding caused in cyclone prone areas by high intensity rains or by the storm surge.
2. The concept of land zoning should be kept in mind for areas where protection works are taken up to decide inter-se priority for location of structures considering possibility of failure of protection works during extreme disaster events.

### 33. Regarding Installations of solar assisted water Heating

#### System.

- (1) Solar assisted water heating system shall be provided incase of following categories of buildings.
- Hospital & Nursing Homes.
  - Hotel's, Lodges and Guest Houses.
  - Hostels of schools, colleges, training centres.
  - Barracks of armed forces, paramilitary forces and police.
  - Individual residential buildings having more than 150.00 sq. Mt. plinth area.
  - Functional buildings of railways stations and airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
  - Community centres, Banquet Hall, Barat Ghars, Kalyan mandaps, and buildings for similar use.

**Note: In case of category of mentioned in “e” above it shall not be mandatory to provide the solar assisted heating system.**

- (2) “No new buildings in the category mentioned in “1” above in which there is a system or installation for supplying hot water shall be built unless the system or the installation is also having an auxiliary solar assisted water heating systems.

#### SCHEDULE

##### 33.1 Definitions :

- Solar Assisted Water Heating System : a device to heat water using solar energy as heat source.
- “Auxiliary back up” : electrically operated or fuel fired boilers/systems to heat water coming out from solar water heating system to meet continuous requirement of hot water.
- “New Building” : Such building of above said categories for which construction plans have been submitted to competent authority for clearance.
- “Existing Building “ : Such building which are licensed to perform their respective business.

##### 33.2 Installation of Solar Water Heating System.

- a) **New Buildings:** Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution from the rooftop in the building to various distribution points where hot

water is required. The building must have a provision for continuous water supply to the solar water heating system. The building should also have open space on the rooftop, which receives direct sun light. The load bearing capacity of the roof should at least be 50 kg. per sqm. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary license to commence their business.

- b) **Existing Buildings:** Installation of Solar Assisted Water Heating system in the existing building shall be made mandatory at the time of change of use to above said category provided there is a system or installation for supplying hot water.
- 33.3 Capacity:** The capacity of solar water heating system to be installed on the building of different categories shall be decided in consultation with the local bodies. The recommended minimum capacity shall not be less than 25 litres per day for each bathroom and kitchen subject to the condition that maximum of 50 % of the total roof area is provided with the system.
- 33.4 Specification:** Installation of Solar Assisted Water Heating Systems shall conform to BIS (Bureau of Indian Standards) specification IS 12933. The solar collectors used in the system shall have the BIS certification mark.
- 33.5 Auxiliary System:** Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.



### **34. PERCOLATING WELL WITH RAIN WATER HARVESTING SYSTEM.**

For the area of building unit above 500.00 sq. mt. and upto 1500.00 sq.mt., the owner / developer shall carry out water harvesting system as specified by the authority.

In the case where the area of building unit exceeds 1500 sq. mts. and upto 4000 sq. mt. owner / developer has to provide / construct percolating well with rain water harvesting system in building unit and at the rate of one percolating well for every 4000.00 sq. mtr. or part there of buiding unit.

#### **1.1 CONSERVATION AND HARVESTING OF RAIN WATER IN BUILDINGS**

Having plinth built up area of 80 sq. mtrs. or more every such building / shall be provided with required facilities and infrastucre for conservation and harvesting of rain water viz.

#### **1.2 PERCOLATION PITS.**

The ground surface around the building shall have percolation pit or bore as recommended by competent. Authority covering within the building site or bore recharge. Such pits shall be filled with small pebbles or brick jelly or river sand and covered with perforated concrete slabs.

#### **1.3 TERRACE WATER COLLECTION**

The terrace may be connected to a sump or well bore through a filtering tank by PVC pipe as recommended by Competent Authority. A valve system shall be incorporate to enable the first part of the rain water collected to be discharged out to the solid if it is dirty.



## 35 ACCESS FOR PHYSICALLY HANDICAPPED PERSONS

### 1. SCOPE

These regulations are applicable to all building and facilities used by the public. It does not apply to private & public residences.

### 2. ACCESS PATH / WALK WAY

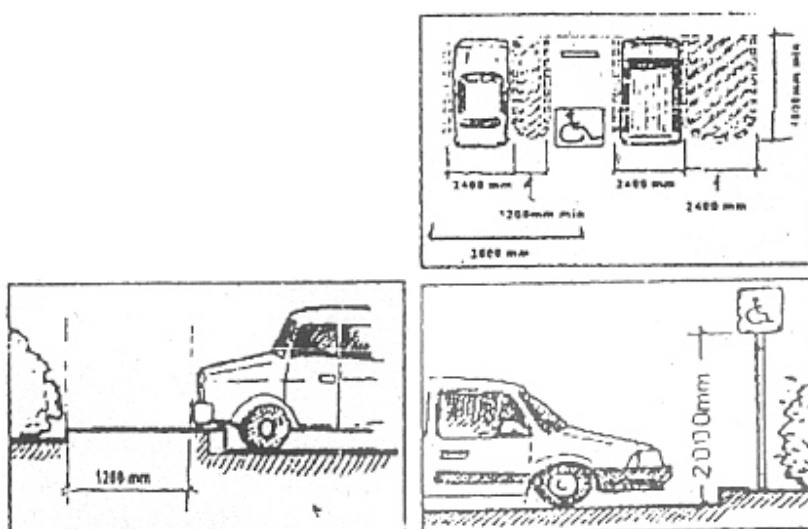
Access path from the entry and surface parking to Building entrance shall be minimum of 1800mm wide having even surface without any steps. Slope if any, shall not have gradient greater than 5% Selection of floor material shall be made suitably to attract or to guide visually impaired persons.( hereinafter referred to as "Guiding floor material" as explained in Regulation No.35.16") Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

### 3. PARKING

For parking of vehicles, the following provisions shall be made.

- a) Parking should be within 30.0 meters of the main entrances of the building.
- b) The width of parking bay shall be minimum 3.60 meters. Overall minimum dimensions shall be 3.60 meters X 4.80 meters.
- c) The parking should have the international signage ( as explained in Regulation No.35.16) painted on the ground and also on a sign post/board put near it.
- d) Required number of reserved parking spaces shall be as below.

Spaces in Parking Lot	Required No.of Reserved Parking Space
1-25	1
26-50	2
51-75	3
76-100	4
101 and above	5 Plus 1 per 25 above 100

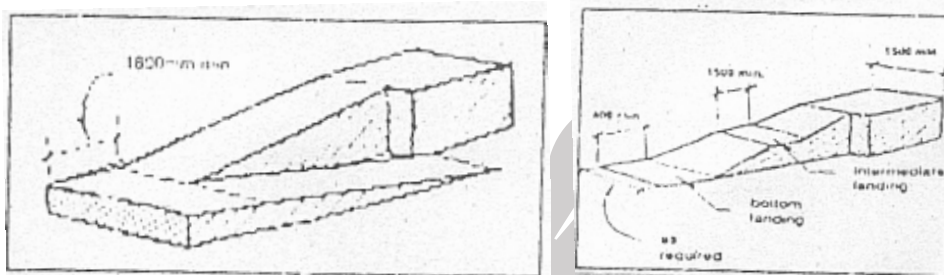


4. **APPROACH**

Every building or block should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

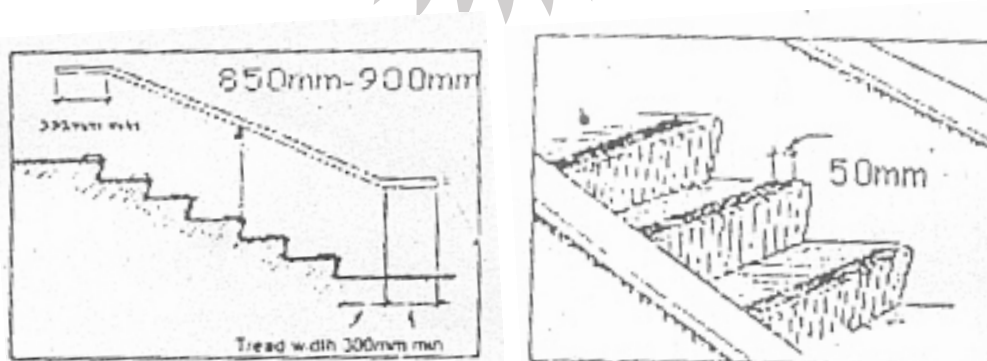
5. **RAMP**

- (a) Surface of ramp and landing shall be finished with non-slip material to enter the building.
- (b) Minimum width of ramp shall be 1200 mm.
- (c) Maximum gradient of 1:12.
- (d) Inclined stretch of a ramp shall not exceed 9.0 meters having handrails at a height of 850 mm – 900 mm of both sides extending 300 mm beyond top and bottom of the ramp.
- (e) Minimum gap from the adjacent wall to the handrail shall be 50 mm.



6. **STEPS AND STAIRS**

- (a) Uniform risers : 150 mm and treads : 300 mm.
- (b) The steps should have an unobstructed width of at least 1200 mm.
- (c) The landing should have be at least 1200 mm long, clear of any door swing.
- (d) Stair edges should have bright contrasting colors : 50 mm minimum.
- (e) The maximum height of flight between landing to be 1200 mm.
- (f) The Stairs should have continuous handrails on both sides including the wall ( if any ) at a height of 850 mm-900mm.
- (g) Nosing to be avoided.

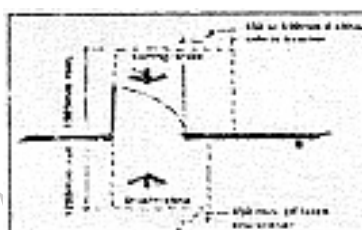
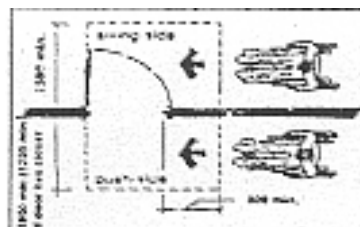


7. **ENTRANCE LANDING**

Entrance landing shall be provided adjacent to ramp with the minimum dimension of 1800 mm x 200 mm. The entrance landing that adjoin the top of a slope shall be provided with guiding floor material. landing shall have a non-slip surface with a textured finish. Curbs wherever provided should blend to a common level.

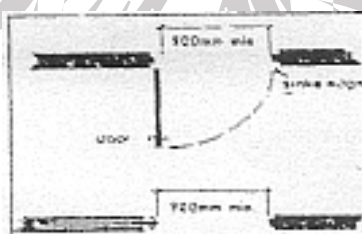
## 8. CORRIDORS

- Should have an unobstructed minimum width of 1500 mm.
- All protruding objects more than 100 mm from the wall to be placed either in a niche or above 2100 mm from the floor.
- Guiding floor material shall be provided.



## 9. DOORS

- Minimum clear opening of the door shall be 900 mm and it shall not be provided with a step that obstructs the passage of a wheel chair user.
- Threshold shall not be more than 12 mm.
- Doors should not open into corridors.
- A distance of 450 mm should be provided beyond the landing edge of the door.
- Should be fitted with lever action locks and D-handles of circular section. Knob handles should be avoided.
- Kick plates are recommended 300 mm from bottom.



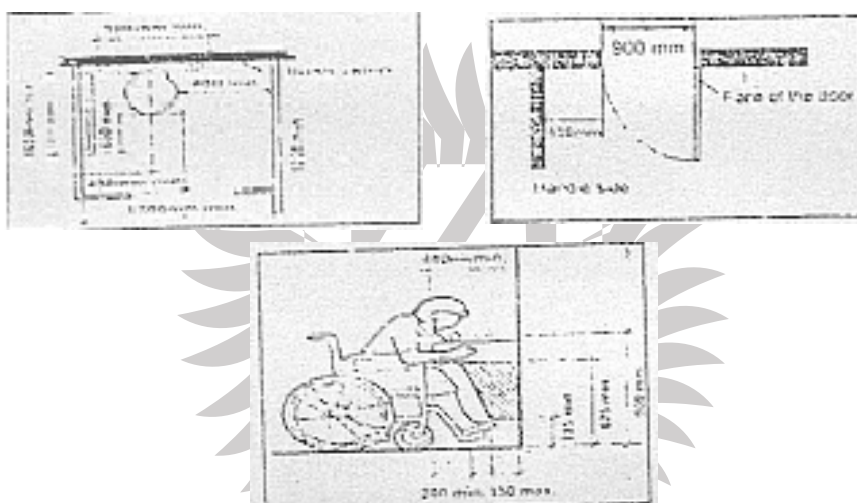
## 10. LIFTS

- Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following minimum cage dimensions of.  
Clear internal depth : 1100 mm  
Clear internal width : 2000 mm  
Clear door width : 900 mm
- A hand rail not less than 600 mm long at 1000mm above floor level shall be fixed adjacent to the control panel.
- The lift lobby shall be of an inside measurement of 1800x 1800 mm or more.
- The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 m/sec.
- The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage is either open or closed.

## 11. TOILETS

One special W.C. in a set of toilet shall be provided for the use of handicapped persons with essential provision of wash basin near the entrance with proper signage.

- The minimum size shall be 1500 mm x 1800 mm.
- Minimum clear opening of the door shall be 900 mm and the door shall be swing out.
- Suitable arrangement of vertical / horizontal hand rail with 50 mm clearance from wall shall be made in the toilet.
- The top of the W.C. seat shall be 500 mm from the floor.
- Should have slip resistant flooring.
- Wash basin shall have a knee space of at least 760 mm wide by 200 mm deep by 650 mm-680 mm height with lever type handle.
- Shall be provided with a switch than activates an emergency alarm.

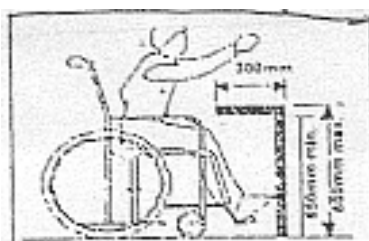


## 12. DRINKING WATER

Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.

## 13. SERVICE AND INFORMATION COUNTERS.

Public dealing counters and writing surfaces should not be more than 800 mm from the floor, with a minimum clear knee space of 650 mm-680mm height and 280 mm –300 mm deep.



## 14. RELAXATION

In the buildings meant for the predominant use of the children, it will be necessary to suitably alter the height of the handrails and other fittings & fixtures etc.

**15. CONTROLS**

Window lever and electrical control should be maximum in the range of 450 mm to 1200 mm from the floor.

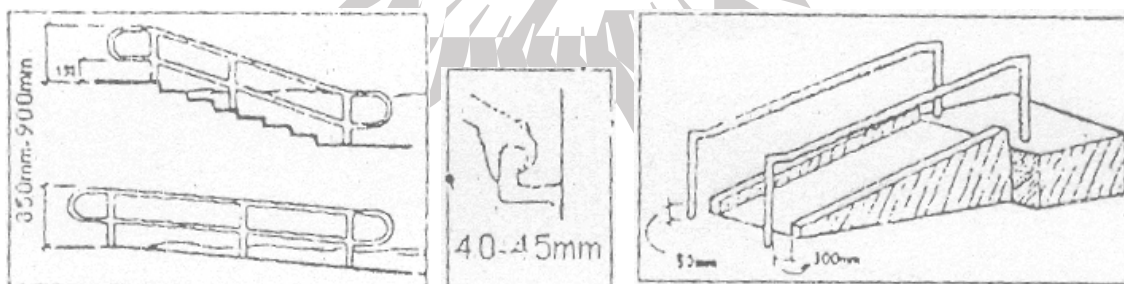
**16. EXPLANATORY NOTES****(1) GUIDING / WARNING FLOOR MATERIAL**

The floor material to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor materials. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding / warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas :-

- (a) The access path to the building and to the parking area.
- (b) The landing lobby towards the information board, reception, lifts, stair-cases and toilets.
- (c) Immediately at the beginning / end of walkway where there is a vehicular traffic.
- (d) At the location abruptly changing in level or ramp.
- (e) Immediately in front of an entrance / exit and the landing.

**(2) HANDRAILS**

- (a) Should be circular in section with a diameter of 40 mm – 45 mm.
- (b) At least 45 mm clear of the surface to which they are attached.
- (c) At the height of 850 mm – 900 mm from the floor.
- (d) Should extend by at-least 300 mm beyond the head and foot of the flight and ramp and should be grouted in the ground.
- (e) Should be of contrasting colour.

**(3) PROPER SIGNAGE**

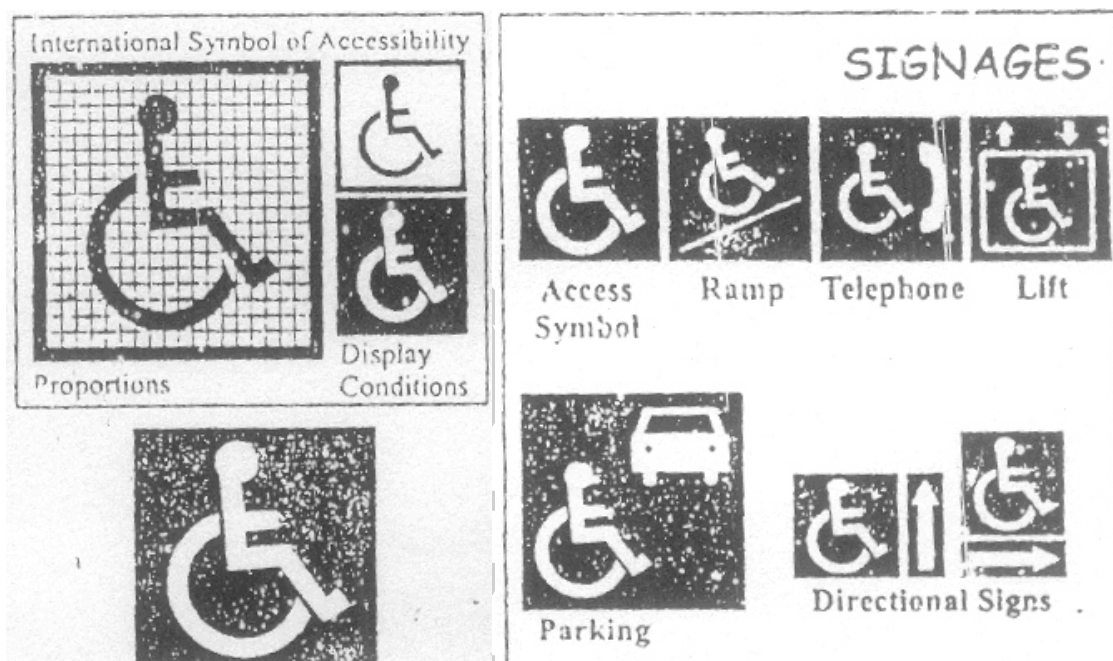
Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signage. Visually impaired persons make use of other sense such as hearing and touch to compensate for the lack of vision. Whereas visual signals benefit those with hearing disabilities.

There should be directional signs guiding handicapped people to the various facilities. Signs should be mounted between 1400 mm and 1600 mm from the floor level and should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high.) For visually impaired persons information board in Braille should be installed on the wall at a suitable height and it



should be possible to approach them closely. To ensure safe walking there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy areas.

The symbols / information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol mark for wheel chair as shown below be installed at the lift, toilet, staircase, parking areas etc., that have been provided for the handicapped.



#### (4) WHEEL CHAIR

Chair used by disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm x 750 mm.

## 36 STRUCTURAL SAFETY AND SERVICES

### (1) STRUCTURAL DESIGN

The structural design of foundations, elements made of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall conform to the provisions of part VI Structural Design Section-1 Loads, Section-2 Foundation, Section-3 Wood, Section-4 Masonry, Section-5 Concrete, Section-6 Steel, National Building Code of India, taking into consideration the Indian Standards and Guidelines for hazard safety as given below:

#### a) General 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 Building-Foundations"
7. IS 1905:1987 "Code of of Practice for Structural Safety of Buildings-Masonry Walls"

#### b) For Earthquake Protection

1. IS:1893-2002 "Criteria for Earthquake Resistant Design of Structures (Fourth 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. "Improving Earthquake Resistance of Buildings - Guideline", by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council, 1998.

#### c) For Cyclone/Wind Storm Protection

1. IS 875 (3)-1987 "Code of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads"



2. "Improving Wind/Cyclone Resistance of Buildings - Guideline", 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 in the National Building Code or the National Building Code is referred, the latest version of the same shall be followed.

- (2) In pursuance of the above, a certificate as indicated in Form-2(C) shall be submitted along with building plans/drawings and other building information schedule annexed thereto.

**(3) Quality Control Requirements.**

- (i) 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.
- (ii) 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.
- (iii) 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.
- (iv) All buildings shall be constructed on a Quality Control Requirements
- (v) The responsibility to maintain Quality Control Requirements will be that of the Owner/Developer and the architect/structure designer/engineer/supervisor/clerk of works/laboratory appointed by the owner/developer.
- (vi) In case of existing building under construction based on approved building permission, structural safety requirements shall have to be observed. However, due to such structural work of strengthening/retrofitting if certain setbacks and margin get reduced, special permission may be granted on case to case basis.

**(4) TESTS:**

Whenever 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 :-

- (i) **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.
- (ii) **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.

The testing of the materials as per Indian Standards shall be carried out by laboratories approved by the competent authority in this behalf.

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.

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.

#### **(5) STRUCTURAL STABILITY AND FIRE SAFETY OF EXISTING BUILDINGS**

- i. The Competent Authority may direct the owner/developer to have the assessment of structural and/or fire safety of an existing building/structure damaged/ undamaged carried out through expert(s) chosen from a panel of experts identified by the Competent Authority.
- ii. The Owner/developer/ occupant on advise 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.
- iii. The Competent Authority shall specify the period within which such compliance is to be carried out.
- iv. The Competent Authority may also direct the owner/ developer/ occupants, whether the building could be occupied or not during the period of compliance.

To comply with these regulations for structural safety requirements as per the expert advise, for existing buildings/buildings under construction as per the approved building permission. The other provision for parking set back and margins shall be relaxed.

૩૮.

**'Regulation for Residential  
Township - 2009' બાબત.**

**ગુજરાત સરકાર**

**શહેરી વિકાસ ને શહેરી ગૃહનિર્માણ વિભાગ**

**બ્લોક નં. ૧૪, ૯મો માળ,**

**સચિવાલય, ગાંધીનગર**

**હુકમ ક્રમાંક : પરચ-૧૦૨૦૦૯-૫૬૦૫-૯**

**તા. ૦૧-૧૨-૨૦૦૯**

**: આમુખ :**

રાજ્યમાં ખુબ જ વેગથી શહેરીકરણ થઈ રહેલ છે. તેમજ મોટા પાયે રોકાણ તથા રોજગારીની તકો ઉપલબ્ધ થવાથી શહેરી વિસ્તારમાં રહેણાંકની જરૂરીયાતો વધી છે. પરંપરાગત રીતે વિકાસના અભિગમોમાં પણ ફેરફાર થયેલ છે. નાના સામાન્ય પ્રકારના બાંધકામો તથા લે-આઉટને બદલે સુયોજિત ઉત્કૃષ્ટ માળખાકીય સુવિધાઓ અને સામાજિક સવલતો તેમજ આરોગ્ય અને શિક્ષણની વ્યવસ્થા તથા સ્વચ્છ પાર્યવરણ માટેની જરૂરીયાત ઉભી થયેલ છે. સાથો સાથ પરવડી શકે તેવા રહેણાંકની જરૂરીયાતોને સંતોષવા માટે પણ વિશિષ્ટ ધ્યાન આપવાની જરૂર જણાયેલ છે. આથી શહેરી વિસ્તારોમાં પ્રવર્તમાન લાગુ નિયમોમાં ફેરફાર કરવા માટે જરૂરીયાત ઉપસ્થિત થયેલ છે અને પ્રવર્તમાન જી.ડી.સી.આર.ને નવી વિચારધારા આપવાની વિચારણા કરવામાં આવી રહેલ છે. આમ, સમતુલીત અને સંકલીત વિકાસ માટે રહેણાંક માટેના વિશિષ્ટ નિયમો તૈયાર કરવાની બાબત સરકારશ્રીની વિચારણાધીન હતા. તે બાબતે સરકારશ્રીની પુખ્ત વિચારણાને અંતે રહેણાંક માટેની ટાઉનશીપ અંગેના વિનિયમો-૨૦૦૯ને અમલ કરવા નક્કી કરેલ છે.

**: હુકમ :**

આથી ગુજરાત નગર રચના અને શહેરી વિકાસ અધિનિયમ-૧૯૭૬ની કલમ-૧૨૨ની પેટા કલમ (૧) હેઠળ મળેલ સત્તાની રૂએ સરકાર 'ઘ્ચલીહફશિંજાક્ષ રજાઘ્ચશિમયક્ષશિંફહ ઝર્જીક્ષવિશા-૨૦૦૯'ને મંજૂર કરે છે. આ સાથે સામેલ સદર નિયમો તમામ સત્તા મંડળોના મંજૂર/અમલી વિકાસ યોજનાના જી.ડી.સી.આર.માં સમાવેસ કરવા ગુજરાત નગર રચના અને શહેરી વિકાસ અધિનિયમ-૧૯૭૬ની કલમ-૧૯ હેઠળની કાયદાની નિયમાનુસારની દરખાસ્ત તુરંત જ રાજ્ય સરકારશ્રીને મોકલી આપવા અને જ્યાં સુધી કલમ-૧૯ હેઠળનો આવો ફેરફાર મંજૂર/અમલી ન બને ત્યાં સુધી ગુજરાત નગર રચના અને શહેરી વિકાસ અધિનિયમ-૧૯૭૬ની કલમ-૧૨૨ હેઠળ આ હુકમનો અમલ કરવા તમામ સમુચિત

**સત્તામંડળને આથી હુકમ કરવામાં આવે છે.**

**ગુજરાત રાજ્યપાલશ્રીના હુકમથી અને નામે,**

**(પી. એલ. શર્મા)**

**ખાસ ફરજ પરના અધિકારી અને સંયુક્ત સચિવ  
શહેરી વિકાસ ને શહેરી ગૃહનિર્માણ વિભાગ**



## **Regulations For Residential Townships - 2009**

### **1. SHORT TITLE, EXTENT AND COMMENCEMENT**

- 1.1. These regulations may be called "Regulations for Residential Townships - 2009"
- 1.2. These regulations shall be applicable within the jurisdiction of the appropriate authority constituted under Gujarat Town Planning & Urban Development Act 1976.
- 1.3. It shall come into force on such date as decided by order of the State Government.

### **2. APPLICABILITY**

- 2.1. These regulations shall apply to any Residential Townships proposed under these regulations.

### **3. DEFINITION**

- 3.1. "Act" shall mean the Gujarat Town Planning & Urban Development Act 1976.
- 3.2. "Appropriate Authority" shall mean authority as defined under Act
- 3.3. "Competent Authority" shall mean any person/ persons or authority or authorities; authorized by the prescribed authority as the case may be to perform such functions as may be specified under these regulations.
- 3.4. "Township Developer" shall mean and include a owner/person/persons/ registered cooperative society/ association/ firm/ company/ joint ventures/institution/ trusts entitled to make an application to develop any township;  
Provided that the, Residential Townships having Foreign Direct Investments . (FDI), the shall be regulated as per Govt, of India norms
- 3.5. "Gross Plot Area" shall mean area after subtracting of the land under Public purpose infrastructure from the total area of the township.
- 3.6. "Global FSI" shall mean FSI permissible under this regulation irrespective of the zone.
- 3.7. "Residential Township" under these regulations shall mean a parcel of land, owned by a township developer subject to;
  - a. Minimum 60 % of the land eligible for developing after deducting the land used for public purpose infrastructure, is put to residential use;
  - b. Minimum area not less than 40.00 hector in case of AUDA SUDA, GUDA VUDA, RUDA, BADA & JADA and an. area not less than 20.00 hector in case of other towns and the relevant appropriate authority areas;
- 3.8. "Notified Areas" shall mean an area requiring special attention considering its overall balanced development and is notified under these regulations.
- 3.9. "Infrastructure" shall includes roads, streets, open spaces, parks,

playgrounds, recreational grounds, water and electric supply, street lighting, sewerage, drainage, storm water drainage public works and other utility services and convenience;

- 3.10. "Cross Over Infrastructure" shall be the part of the infrastructure which is required to pass through the township so as to provide the facility to the township vicinity area.
- 3.11. "Public Purpose Infrastructure (PPI)" shall mean the infrastructure provided as per these regulations which the developer shall :
- develop, as per prescribed guidelines and on completion transfer it to the appropriate authority;
  - operate and maintain for the maintenance period;
  - Development shall be carried out as per the specifications approved by the Prescribed Authority.

For the purpose of administration, the PPI shall vest with the appropriate authority.

- 3.12. "Zone" shall mean the zone as designated in the prevalent sanctioned development plan.
- 3.13. "GDCR" shall mean the prevalent General Development Control Regulations applicable for the relevant prescribed authority.
- 3.14. "Maintenance period" shall mean minimum period of seven years after which the developer may handover to the competent authority, the infrastructure and land for public purpose. This period shall be calculated from issue of building use permit.
- 3.15. Prescribed officer shall be as under :

	Jurisdiction	Prescribed Officer
1.	Municipal Corporation and the Appropriate Authority in its periphery constituted under section 5 or 22 of the Gujarat Town Planning and Urban Development Act 1976.	Municipal Commissioner, Chief Executive Authority and Senior Town Planner of the Town Planning & Valuation Department
2.	Municipality Area designated as Area Development Authority under section 6 of the Gujarat Town Planning and Urban Development Act 1976.	Collector & Chairman District Urban Development Agency, Chief Officer, Town Planner of the concerned district

The state government shall by order appoint the prescribed officer;

**4. DUTIES OF THE PRESCRIBED OFFICER:**

For the purpose of these regulations, the prescribed officer:

- 4.1 shall, within 30 days from the receipt of the application, recommend to the state government to approve or refuse the proposal with reasons;
- 4.2. shall evaluate and approve the progress;
- 4.3. may deny, after giving reasons in writing, if the proposal of the township forms; a part of any notified water body or any difficult area;
- 4.4. may recommend to the government to allow the benefits available under any scheme of the state or central government;
- 4.5. shall carryout survey and studies for any area to be considered for allowing specific benefits under these regulations and recommend to the government to declare any area to be a notified area;

**5. STATE LEVEL SCREENING COMMITTEE:**

State level screening committee of the member mentioned hereunder shall review the proposals received from competent authority / Prescribed Authority or other wise and recommend to the Govt, for approval

Members of the Committee:

1	Principal Secretary, UDD	Chairman;
2	Principal Secretary, Fin.	Member
3	Principal Secretary, RD	Member
4	Officer on Special Duty UDD	Member Secretary

**6. PROCEDURE TO NOTIFY ANY AREA:**

- 6.1. Subject to the provisions of these regulations and the GDCR State Govt, may on recommendation from the prescribed authority or otherwise, notify any area, which would require special benefits under these regulations.
- 6.2. The government shall notify such area in the official gazette declaring any area to be notified area specifying the extent of limits of such area.
- 6.3. For awareness the government shall publish in at least two daily local news papers.

**7. PROCEDURE FOR SECURING THE PERMISSION:**

- 7.1. Subject to the provisions of these regulations and the GDCR, any township developer intending to develop under these regulations, may apply under section 29(I)[ii] to the State Government along with the required documents and forward copy to the prescribed officer.



- 7.2. With regard to procedure, the manner application, the documents to be submitted along with the applications, the protocols of drawings to be submitted, unless otherwise prescribed, the provisions of GDCR shall apply mutatis mutandis.
8. CONTENTS OF THE TOWNSHIP PROPOSALS : The proposal shall include:
- 8.1. master plan of the area:
- demarcating the details for all parcels of land separately for
  - Public purpose infrastructure;
  - Primary infrastructure;
  - Rest of the uses;
- 8.2. detailed area statement of each parcel of land as mentioned in 8.1, the FSI calculations;
- 8.3. layout of buildings and infrastructure as per norms;
- 8.4. detailed plans for the buildings and infrastructure;
- 8.5. estimates to develop the infrastructure separately for crossover infrastructure, other infrastructure;
- 8.6. Details of project finance;
- 8.7. management plan including proposals maintenance and upkeep
- 8.8. proposal expressing the ability to develop and maintain such project;
9. **PUBLIC PURPOSE INFRASTRUCTURE**
- 9.1. Cross over infrastructure & Road
- The crossover infrastructure shall be provided as per the specifications of the competent authority and shall:
- sync with the T.P./D.P. roads in the vicinity.
  - include at least 30 mts wide road on a part of the boundary where T.P./D.P. road does not abut to the boundary.
  - The total area of the crossover infrastructure shall be minimum 10% of the Township area of 40 hac, and for each additional area of 20 hac. the cross over infrastructure shall be provided @ 12 %
- 9.2. Other amenities:
- 5% for School, Hospital and Public Amenities; and
  - 5% for Parks and Garden, catering to the neighborhood with public access. Such plots shall have minimum area not be less than 3000 sq mts;
- Provided that in case if the township consists of buildings exceed in;

height more than 40 mts, the developer shall have to provide space for fire brigade services. Such services shall be operated and maintained by the township developer but for the purpose of administration it shall be manned by the Municipal staff.

**10. SOCIALLY & ECONOMICALLY WEAKER SECTION HOUSING (SEWH) AND OTHER INFRASTRUCTURE:**

**10.1. Socially & Economically Weaker Section Housing (SEWH)**

- SEWS housing Shall be provided as 5 % land for Socially & economically weaker section housing and 5% consumed FSI as floating floor space, attached with other residential dwelling units to be used for the servants , drivers etc,
- the township developer shall develop the SEWH as per the regulations in annexure-1;
- the township developer shall develop and dispose such housing in consultation with the prescribed authority.

**10.2. Roads**

- Minimum area of roads shall be 15% excluding the crossover infrastructure road.
- The road network shall be provided in proper hierarchy, and as per standard road widths.

**10.3. Other Infrastructure**

- Minimum area of open spaces including gardens shall be 5% excluding the crossover infrastructure road.

**11. PHYSICAL PLANNING PARAMETERS;**

- 11.1. Fill up or reclamation of low-lying, swampy or unhealthy areas, or leveling up of land as required;
- 11.2. Lay-out the new streets or roads, construction, diversion, extension, alteration, improvement and closing up of streets and roads and discontinuance of communications in all cases;
- 11.3. layout, of new street/ road / Cycle track giving access to the existing habitation if any within or in its vicinity or likely for any town planning scheme in the vicinity to develop in future. Width and alignment of such roads shall be as suggested by the competent authority.
- 11.4. Cycle tracks shall have to be provided along the roads.
- 11.5. Design the circulation pattern to include segregation of pedestrian and vehicular traffic, entry control, access of emergency vehicles to every

block, provision of adequate parking etc.

- 11.6. Plan and design the neighborhood regarding circulation system, including safety requirements shall be governed by the BIS or as per the norms of the concerned agencies.
- 11.7. Designs the sewerage system for reuse of water and zero discharge an arrange to operate permanent basis.
- 11.8. Provide system to harvest rainwater which may be an integral part of the storm water drainage plan or standalone;
- 11.9. The developer shall plan to provide 140 lpcd
- 11.10. Ensure to collect, treat and dispose drainage in the township area. However for future shall make provision for connecting it to the city drainage system;
- 11.11. Ensure continuous & quality power supply;
- 11.12. Provide connectivity to nearest 30 mts wide road
- 11.13. The natural drainage pattern shall be maintained without any disturbances Provided that improvements shall be permitted for efficiency improved improvement.
- 11.14. Transit space and facility of segregation of biodegradable and recyclable solid waste shall have to be provided;
- 11.15. Space and separate access required as per rules shall have to be provided for power distribution;
- 11.16. For public areas and commercial building, so far possible, provide energy of non-conventional sources.
- 11.17. Street lights shall be operated using Solar Power.
- 11.18. Make provision for Harvesting & Recharging system of Rain Water.
- 11.19. Within 3.0 mts distance on either side of the road, trees shall have to be planted and maintain till the maintenance period.
- 11.20. Minimum 200 trees per' hector, of appropriate species, shall have to be planted and nurtured for the maintenance period.
- 11.21. Suitable landscape shall have to be provided for open space and gardens;
- 11.22. Urban Design and Heritage to be ensured;

**12. RESPONSIBILITIES OF THE TOWNSHIP DEVELOPER:** The Township Developer Shall with regard to the township shall;

- 12.1. acquire/ own / pool the land at his own expenses;
- 12.2. provide at his own expenses the facilities mentioned in clause 8 and 9;

- 12.3. develop the township at his cost as approved;
- 12.4. develop the land & buildings within for public purpose infrastructure as approved;
- 12.5. provide and an undertaking about the terms and conditions the plan to maintain and upkeep of the infrastructure;
- 12.6. disclose to the beneficiaries the entire details of the plan, design, the contracts and other details effecting to the beneficiaries;
- 12.7. for the maintenance period, maintain and upkeep as per the undertaking, the infrastructure other than the public purpose infrastructure;
- 12.8. for the maintenance period, maintain and upkeep the land and property used for public purpose infrastructure;
- 12.9. develop the public purpose infrastructure as per the specifications prescribed by the prescribed committee;
- 12.10. on issue of building use permission, the township developer shall execute a bank guarantee equivalent to 2% of the cost incurred for the infrastructure. The authority shall revoke this bank guarantee if required to maintain the infrastructure. On the expiry of the maintenance period, this guarantee shall be converted into a corpus fund of the members of the cooperative society.
- 12.11. on expiry of the maintenance period, he shall transfer the public purpose infrastructure, free from all the encumbrance to the competent authority. To this effect the township developer give an undertaking;
- 12.12. On issue of the building use permit, organize to form a 'Registered Cooperative Society of all beneficiaries, elect a promoter / president, issue share capital to each of the beneficiary
- 12.13. The scheme developer shall create a common facilities and community utilities as per clause no. 8 (public purpose infrastructure) and handed over to the competent authority.

**13. GRANT / REFUSAL OF THE PERMISSION:**

- 13.1. On the receipt of the recommendation of the authority or other wise, the State Government under section 29 (1)(ii) of the act, may relax the GDCR and these regulations to grant or refuse the proposal.
- 13.2. Validity and lapse of the permission shall be according to section 32 of the Act.
- 13.3. Development to be commenced within one year from the issue of the permission to construct or the NA order, whichever is earlier;

#### 13.4 Interpretation of these regulations

13.4.1 If any question or dispute arises with regard to interpretation of any of these regulations the decision of the government shall be final.

13.4.2 in conformity with the intent and spirit of these regulations, the government may, if required in appropriate cases, use the discretions powers to decide in any of the matters.

#### 14. FLOOR SPACE INDEX:

For the purpose of these regulations, irrespective of the Floor Space Index (FSI) prescribed in any zone, it shall be regulated as under:

14.1. Total FSI permitted on Gross plot area and shall be sum of Global FSI and Additional FSI as under;

- Global FSI(GFSI) shall be 1.0
- Additional Premium FSI shall be permitted on payment to the competent authority, as below:

Sr.No.	Additional FSI	Premium Rates
1.	25% of GFSI	40 % of the Jantri Rates
2.	Additional 25% of GFSI	50 % of the Jantri Rates

Maximum permissible use 1.5 FSI

#### 15. BUILT-UP AREA AND HEIGHT:

15.1. Built-up area shall be regulated as under:

- 45 % in case of low-rise building and 30 % in case of High-rise building

15.2. Height of the buildings shall be permitted as per GDCR. However additional height maximum upto 70 mts shall be permitted on payment at 7 % of the jantri.

#### 16. ZONING, GROUND COVERAGE & OTHER REGULATIONS: .

16-1. Irrespective of any zone, uses in the township shall be permissible as proposed in the application under these regulations. Provided that such permission can be denied by the government on account of safety.

16.2. Where ever not mentioned, the provision GDCR shall be apply mutates mantis

16.3. Even after approval under these regulations, permissions from Airport Authority of India, Department of Forest and Environment for EIA clearance, and necessary permission from relevant department, as required, shall be mandatory.

#### 17. DEVELOPMENT OF EXTERNAL (OFFSITE INFRASTRUCTURE):

The Township Developer shall provide the offsite infrastructure shall:

- 
- 17.1. Connect to the existing road or development plan, road or town planning scheme road having width not less than 30 mts.
  - 17.2. The developer shall himself provide water supply at his own or connected with the city system.
  - 17.3. Arrange to collect, treat and dispose in the township area. However for future shall make provision connect to the city drainage system;
  - 17.4. Arrange for the power supply;
  - 17.5. Bear the entire cost for the offsite infrastructure;
  18. SUPERVISION AND MONITORING OF THE QUALITY OF CONSTRUCTION
    - 18.1. To ensure that the quality of construction of public purpose infrastructure, the prescribed authority, shall appoint a consultant who would supervise the quality and timely execution of the project.
    - 18.2. The scheme developer for supervision, deposit 2% of the estimated cost of cost of public purpose infrastructure. Such deposit shall be refunded once the consultant issue of completion certificate.
  19. GRIEVANCE REDRESSAL:
    - 19.1. Any occupant of any of the buildings who is entitled to use the facilities shall have a right to lodge his complain before the prescribed authority; .
    - 19.2. The prescribed authority shall, on the merits, address the issues to:
      - Direct the developer to resolve the issue-
      - May resolve the issue to by reconstructing/ repairing at the cost of developer.
    - 19.3. The prescribed authority shall recover the cost by revoking the bank guarantee for the cost incurred for the works required to be done by the prescribed authority as per above clause.

## ANNEXURE-I

### Regulations to develop Socially & Economically Weaker Section Housing'

#### 1. PLANNING

Housing for socially and economically backward class of people shall be as per the following;

- i. The maximum permissible net density in dwelling shall be 225 dwelling per hector of designated land.
- ii. The carpet area of dwelling unit should be minimum 25 sq.mt. and that for other towns, the plinth area (built up area) of minimum 25 sq.mt. may be ensured. Each dwelling unit design should have the following features:
  - a. Two rooms with independent access. For independent use of the rooms it may be essential to provide sliding door. The size of the rooms shall be as under:

	Shorter Side(m)	Area (sq.m)	Height(m)
Living/Multi-purpose room	2.5	9	2.6
Bedroom	2.1	6.5	2.6
Kitchen	1.5	3.3	2.6
Bath, toilet, corridor	1&0.9	1.2 & 0.9	2.1

- b. Kitchen indicating L-shaped cooking platform, storage cupboards, placement of sink, provision of 1st X 1 ft. window to enable the beneficiary to install exhaust fan later, window in the kitchen should preferably be on top of the sink.
- c. Independent bath and WC, WC to be provided with 1st X 1ft ventilator with double shutters [for jali & glass], to enable the beneficiary to install exhaust fan later.  
Provision of minimum 0.9 mts wide balcony and built in cupboards in the rooms. The depth of such cubicles be at least 600 mm In drawing rooms/living rooms (other than bedrooms) the min. depth of 450 mm may be considered.
- d. From health point of view, the dwelling unit should be vector free. In order to make the unit vector free, the main door of the unit should be provided with double door shutters having a jali door and a normal door The windows may also be provided with jali shutters.
- e. Staircase



Winding 2 Storey	:	
3 storey and above	:	0.90 m
Riser	:	180 mm max.
Tread	:	250 mm min.
Headroom	:	2.1m

- f. Minimum Height of the floors be taken as 2.7 mt.
- g. The minimum height of the plinth shall be 30 cms. from top surface of approach road or path way;
- h. The maximum floor space index permissible shall be as per GDCR
- iii. Buildings up to height of 15m need not be provided with a lift. There shall be one staircase for every 12 (twelve) dwelling units or part thereof.

## 2. STRUCTURAL REQUIREMENTS:

- i. Load bearing walls of the building shall be of Brick stone or pre cast block in any mortar in the case of R.C.C. framed structure or wooden structure filler walls may be of suitable local materials.
- ii. Roof of the building shall be of galvanized iron sheets asbestos sheet tiles roof or R.C.C. roof in the case of upper storied buildings middle floor shall be of wooden or R.C.C. and rest as per choice.
- iii. Doors and windows of building shall be of any material.
- iv. Rest of the of building shall be as per locally available resources and as per choice.

## 3. Socially Facilities : The social facilities shall be provided as under :

The developer shall provided social infrastructure facilities as below

- i. Anganwadi, Nursery School @ 0.1 Ha/1000 p  
Ideally, area per school 0.08 Ha.  
Location of the school adjacent to a park
- ii. Primary School (Class 1- 5 ), 1 for every 5000 p  
Area of the school site 0.40 Ha  
School building area 0.20 Ha  
Playfield area of 18m x 36m to hje ensured for effective play 0.20 Ha
- iii- Senior-Secondary School (Class'6-12) 1 for every 7500 p  
Area of the School site 1.80 Ha  
School building area 0.60 Ha  
Play field area of 68 m x 126 m to be ensured for effective play 1.00 Ha

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	Parking Area	0.20 Ha
iv.	Healthcare Facilities (1 for every 15000 p)	0.08 - 0.12 Ha
v.	Socio-cultural Facilities	
	a) Community Facilities (1 for every 5000 p)	750 sq.m
	b) Community Hall, Work Area, (1 for every 15000 p)	2000 sq.m
	Welfare Centre, Library	

The locations of schools and health care centre should be such that they are equally accessible from all the housing clusters, preferably by pedestrian pathways with minimum road crossovers. They are also to be located adjacent to parks, playfield etc.



**'Regulation for Residential**

**Township - 2009' બાબત સ્પષ્ટતા.**

**ગુજરાત સરકાર**

**શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગ**

**પરિપત્ર ક્રમાંક : ૫૨ ચ-૧૦૨૦૦૯-૫૬૦૫-૯**

**બ્લોક નં. ૧૪, ૯મો માળ,**

**સચિવાલય, ગાંધીનગર - ૨૧મી જાન્યુઆરી, ૨૦૧૦**

**વંચાણે લીધા :**

**શ.વિ. અને શ. ગૃ. નિ.વિ. નો હુકમ ક્રમાંક : ૫૨ ચ - ૧૦૨૦૦૯ - ૫૬૦૫ - ૯**

**તા. ૦૧.૧૨.૨૦૦૯**

**પરીપત્ર :**

વંચાણે લીધેલ આ વિભાગના તા. ૦૧-૧૨-૨૦૦૯ના હુકમથી જાહેર કરાયેલ રહેણાંક ટાઉનશીપ અંગેના વિનિયમો-૨૦૦૯ 'ધ્યલીહફશિંજક્ષ રજા ધ્યશિમયક્ષશિંફહ ઝર્જાક્ષિવિશા-૨૦૦૯'ના નિયમ નં. ૯.૧ બાબતે સ્પષ્ટતા કરવામાં આવે છે કે ટાઉનશીપમાંથી પસાર થઈ એક બાજુથી બીજી બાજુ જવા માટે ઓછામાં ઓછો ૩૦ મી. રસ્તો રાખવાનો રહેશે અને આ રસ્તો ટાઉનશીપની બાઉન્ડ્રી પેરીફરી પર રાખવાનો રહેતો નથી.

ઉક્ત હકીકત / સ્પષ્ટતા સંબંધિતોની જાણ તથા જરૂરી કાર્યવાહી સાડ પરીપત્રિત કરવામાં આવે છે.

ગુજરાત રાજ્યપાલશ્રીના હુકમથી અને નામે,

**(પી. એલ. શર્મા)**

ખાસ ફરજ પરના અધિકારી અને હોદ્દાની રૂએ સંચુકત સચિવ

#### 40. Regulation of Rain Water Harvesing

વરસાદી પાણીના ભૂતળ વહન

(Rain Water Harvesing)

માટેની જોગવાઈ કરવા બાબત.

ગુજરાત સરકાર,

શહેરી વિકાસ અને શહેરી ગૃહ નિર્માણ વિભાગ,

હુકમ ક્રમાંક : ૫૨ ચ/૧૦૨૦૦૪/૧૯૬૧/લ,

સચિવાલય, ગાંધીનગર.

તારીખ : ૨૭/૭/૨૦૧૦

આમુખ :

રાજ્યમાં વરસાદની અછતને કારણે પાણીની અછતની સમસ્યા રહે છે. વરસાદી પાણી જે વહી જતું હોય તેને સ્થાને ભૂતળ જળ સ્ત્રોતને આ વરસાદી પાણીથી રી-ચાર્જ કરવાની વ્યવસ્થા હાલે વિવિધ રીતે થઈ રહેલ છે. જેવીકે, આડબંધો દ્વારા, પરકોલેટીંગ બોર વેલ દ્વારા, તળાવો ઉંડા કરીને તેમજ વરસાદી પાણીના સંગ્રહ વિગેરે.

રાજ્યના શહેરી વિસ્તારો જ્યાં પાણીની અછતની સમસ્યા છે અને ઓછું વધતું પણ વરસાદનું પ્રમાણ રહે છે ત્યાં વરસાદી પાણી, ભૂતળ સંગ્રહીને રી-ચાર્જ કરી ભૂગર્ભ જળ સ્તર (ગ્રાઉન્ડ વોટર ટેબલ) ઉંચા લાવવાની જરૂરીયાત ધ્યાને લઈ રાજ્ય સરકારે પુખ્ત વિચારણાને અંતે ગુજરાત નગર રચના ને શહેરી વિકાસ અધિનિયમ - ૧૯૭૬ની કલમ-૧૨૨ હેઠળ નીચે મુજબના હુકમ કરે છે :

હુકમ :

રાજ્યના તમામ સમુચિત સત્તામંડળના વિસ્તારોમાં વિકાસ પરવાનગી માટેની અરજી અન્વયે વિકાસ પરવાનગી આપવામાં આવે ત્યારે ભૂતળ જળ સંગ્રહની વ્યવસ્થા આ સાથેના વિનિયમો (પરિશિષ્ટ-એ) મુજબ કરવાની શરત વિકાસ પરવાનગીના આદેશના ભાગરૂપે સમુચિત સત્તામંડળો અનિવાર્ય પૂર્વક મુકશે અને બિલ્ડીંગ ચુઝ પરવાનગી આપતી વખતે આ વ્યવસ્થાની ચકાસણી કરી તેમાં સમાવિષ્ટ કરી લેવાનું રહેશે.

ગુજરાતના રાજ્યપાલશ્રીના હુકમથી અને તેમના નામે,

(પી. એલ. શર્મા)

ખાસ ફરજ પરના અધિકારી અને હોદ્દાની રૂએ સંયુક્ત સચિવ

## પરિશિષ્ટ - A;

### 1. Percolating well with Rain Water harvesting system.

For the area of building unit above 500.00 sq.mtr. and upto 1500.00 sq.mtr. , the owner/ developer shall carry out water harvesting system as specified by the authority.

In the case where the area of building unit exceeds 1500 sq.mtrs. and upto 4000 sq.mt. owner/ developer has to provide / construct percolating well with rain water harvesting system in building unit and at the rate of one percolating well for every 4000.00 sq.mtr. or part there of building unit.

#### 1.1 Conservation and harvesting of rain water in buildings

Having plinth built up area of 80 sq.mts. or more every such building / shall be provided with required facilities and infrastructure for conservation and harvesting of rain water viz.

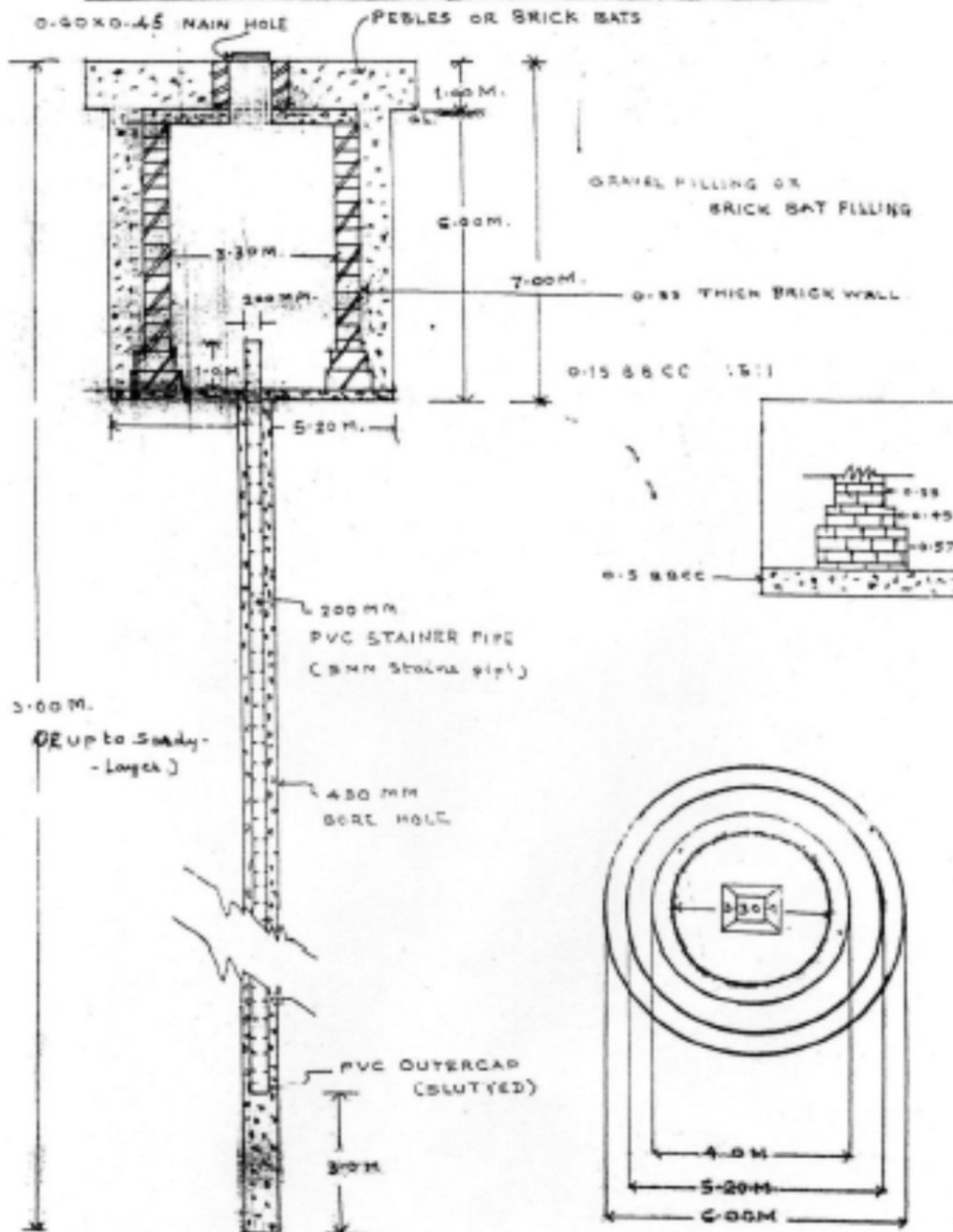
#### 1.2 Percolation pits.

The ground surface around the building shall have percolation pit or bore as recommended by Competent Authority covering within the building site, or bore recharge. Such pit.s shall be filled with small pebbles or brick jelly or river sand and covered with perforated concrete slabs.

#### 1.3 Terrace water collection

The terrace may be connected to a sump or well bore through a filtering tank by PVC pipe as recommended by Competent Authority. A valve system shall be incorporate to enable the first part of the rain water collected to be discharged out to the solid if it is dirty.

## PERCOLATING BORE WELL



#### **41. REGULATION OF FLY ASH**

Guidelines in the Road Construction Agencies, Building Construction Agencies , Corporation, municipalities and other local bodies. State Pollution Contr61 Boards and Thermal Power Plants. .

##### **1 Road Construction Agencies ;**

- i All road / Fly over embankments for construction within 100 km. distance of a thermal power plant (TPP), for which tenders to be issued in India be constructed by use of pond ash technical specification (guidelines duly approved by Indian Road Congress (IRC ) are already reliable IRC specification "Number 58 of 2001) soil required for top/ side, covers of embankments shall be excavated from the embankment site, if not possible only the minimum quantity of soil required be excavated from soil borrow area, and this soil borrow be filled up with pond ash with proper compaction as required for a structural fill. This would be done as an integral part, of the embankment project and within the project time schedule.
- ii Provision should be made for the use of by ash in the schedule of approved materials and rates of all agencies undertaking construction of roads /fly over bridges, PWDs, Road Development Corporation. These agencies shall amend within three months the tender documents. Schedule of approved materials and rates as well as technical documents including the soil borrow area/pit. clause to incorporate the provision of point 1 (i) above and shall also bring out within the same three months period the specifications / guidelines for road / fly over embankments that are not covered by IRC specifications, if any..
- iii The agency /organisation / individual ordering construction/, approving the design of road /Fly over embankments within 100 km. of TPP shall ensure implementation and compliance of point 1 (i) above. Deviation,- if any, can be approved only on account of technically justified reasons duly approved by Chief Engineer (Design ) or Engineer in Chief of the concerned State /Central agency or Pond ash not available Certificates<sup>1</sup> issued by the TPPs within 100 km. of the embankment construction-site. .

##### **2 Building Construction Agencies :**

- ii Both private and public sector organisations shall use fly ash bricks/blocks and /or clay fly ash bricks/ blocks for all constructions within 100 km. distance of Thermal Power Plant as per the following minimum specified percentage (by volume) of the total bricks /blocks used in each construction project.

25% by December 2002

50% by December 2003

75% by December 2004



100% by December 2005

- iii The agency / organisation / individual ordering construction / approving the design within 100 km. of TPP shall have the responsibility to ensure compliance with point 2 (i) above.

**3 Local Bodies :**

- i Local Government Bodies / Agencies sanctioning / renewing the land / soil / clay mining lease, shall not grant such lease / extension / renewal to clay brick / block / tile manufacturer within 50 km. distance of the TPP in cases where the manufacture does not mix a minimum of 25% (by weight) of fly ash / pond ash in manufacturer of bricks /block /tiles. The concerned agencies/athorities shall terminate the existing lease / permission. If a clay brick /block /tiles manufacturing unit does not comply with the provisions of notification.

**4 State Pollution Control Boards :**

- i Application for manufacturer of Fly bricks / blocks / tiles and similar other fly ash based products shall be processed for approved by the State Pollution Control Board / committees expeditiously (within 30 days from the date of application unless such manufacturing a Pound to be polluting.
- ii Orders issued to cancel the permission of units in non-compliance of fly ash notification be enforced stricly.

**5 State Electricity Board/Thermal Power Plant Authority:**

- i Thermal Power Station should play a pro-active role in the utilisation of ash and fry ash based products in addition to other facilitation. TPPs should ensure with immediate effect availability of pond ash as well as dry fly ash free of cost and free of delays to its end users. Necessary steps be taken to ..provide certification of quality of fly ash / pond ash in 6 months."While entering into the arrangements for bulk users of fly ash. Hassle free availability for other users may also be ensured.
- ii TPPs should network with user agencies of fly ash / fly ash based products to ensure inclusion of fly ash and fly ash based products in their design/tender documents at appropriate stage. TPPs should also extent technical advice services to fly ash product manufactures/users,
- iii TPPs to take all necessary steps to achieve ash utilization target set in the notification SO No.763 {E) dated 14th September, 1999 and to report progress on regular basis.
- iv Thermal Power Plants to issue " No ash availability" certificate whenever applicable within two working days of the receipt of request from the ash user agency.

**6 General :**

- i Reclamation of low-laying areas within 100 km of TPPs shall be carried out only by use of pond ash. Soil required for top cover of the fill area should be excavated from the fill site itself and stored nearby. If not possible the minimum quantity of soil required be excavated from soil borrow area and this soil borrow area as well as the fill area be filled up with pond ash and proper compaction as required for a structural fill be done. However all precautions-need to be taken to ensure that ground water is not polluted.



## **42. Regulations for the reuse of water**

### **1. Definitions**

- 1.1. 'authorized officer' means any person appointed by the competent authority for the purpose of these regulations.
- 1.2. 'discharge' or "discharge of wastes' means the removal of wastes from premises into the grey water system or by means of the system;
- 1.3. '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.
- 1.4. 'grey water' means involving non-potable water from sinks, tubs, showers and washing.
- 1.5. 'laboratory' means the agency permitted to test the samples of industrial wastes or waste.
- 1.6. 'occupier' for the purpose of these regulations means either as an owner, on rent or on lease in any other way;
- 1.7. 'Person' includes a corporation sole and also a body of persons whether corporate or incorporate or partnership firm;
- 1.8. 'pre-treatment' means any processing of industrial waste or waste designed to reduce any characteristic in waste, before discharge to the waste water system.
- 1.9. 'premises' means either
  - a. 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
  - b. 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
  - c. Land held in public ownership, for a particular purpose, or
  - d. Separately assessed to local authority taxes, individual unit within building.
- 1.10. 'Non-potable water means the use of water for non domestic consumption like car washing, toilet flushing, gardening, construction purposes, landscaping, irrigation uses is forbidden by virtue of powers vested with government.
- 1.11. 'prohibited industrial waste' means a industrial waste having physical and chemical characteristics in excess as decided by GPCB.
- 1.12. '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”

- 1.13. 'waste' means any water with matter in solution or suspension, domestic wastewater, or liquid waste and includes sewage for the purpose of these regulations.
- 1.14. Local authority means the municipal corporation/ nagarpalika/ nagarpanchayat/ grampanchayat or the urban/area development authority as the case may be.

## **2. Applicability of the regulations:**

- 2.1. Any builder /developer/ individual applying for approval for construction of a new set of buildings of category mentioned hereunder shall make provision for reuse of recycled water.
  - a. Hospitals and Nursing homes
  - b. Hotels, Lodges and guest houses
  - c. Hostels of schools, Colleges , Training centres
  - d. Barracks of armed forces, paramilitary forces and police
  - e. Individual residential buildings having more than 150 sq meters plinth area
  - f. Functional buildings of Railway stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units
  - g. Community centres, Banquet halls, Barat Ghars, Kalyan Mandaps and buildings of similar use
  - h. Commercial establishments having totalled built up area of 2000 sq meters or more.
  - i. All hazardous / water polluting / Chemical industries
- 2.2. In case of buildings not falling into above categories, this treated grey water may be used for ground water recharge.
- 2.3. Exemptions could be accorded under following circumstances, as decided by the authority;
  - a. In case the existing premises cannot permit the provision of additional overhead tank for the purpose of the use of treated water.
  - b. If, in the existing structure, there is no space for installation of treatment facility and collection chamber.
  - c. In exceptional cases due to dearth of land or water logged areas exempt (with the approval from competent authority) from providing facility for recycling the grey water.

## **3. RECYCLE SYSTEM MAY BE ADOPTED AS PER THE FOLLOWING PROVISIONS**

The developer/ owner/ 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:

- 3.1. Treated grey water is pumped to a separate tank on the roof from where grey water will be supplied to toilets, garden taps, car washing taps etc.
- 3.2. Only water from toilets should be let in to sewerage system.
- 3.3. Where ever arrangements from reuse of recycled water is provided additional arrangements for carrying the excess grey water to the sewerage system may also be provided.
- 3.4. 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.
- 3.5. 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 of the accepted quality.
- 3.6. Separation of grey water:
  - 3.6.1. 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.
  - 3.6.2. 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.
  - 3.6.3. 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.
  - 3.6.4. 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, but preferable from a local source like bore well.
- 3.7. Separate plumbing for grey water:
  - 3.7.1. Every developer/builder 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.
  - 3.7.2. Every existing building/residential structure shall provide with the provision of recycled water plant and relevant adequate separate plumbing for grey water and reuse fitting.
- 3.8. Reuse of water strictly for not potable non-contact use.
  - 3.8.1. 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.

- 3.8.2. There shall not be cross-connection of fitting of the potable and not potable water at any point. The recycled water system shall be maintained at a lower operating pressure than that of the potable water system. Precautions should be taken at the make-up connection to prevent cross contamination.

#### **4. Quality of water and treatment**

- 4.1. The water generated after treatment should be safe for its use for flushing toilets, car washing, gardening etc.
- 4.2. The company or the agency engaged for installation of system for recycling of waste water shall preferably confirm ISO:14000.
- 4.3. Provision may be made for checking the quality of recycled water with Water testing laboratory with Municipal Corporation or Water Supply and sewerage Board.
- 4.4. 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 the Gujarat pollution control board / the competent authority

#### **5. Enforcement of Regulations:**

- 5.1. In case of existing properties, the competent authority or his authorized officer will issue a notice to the occupier for making arrangements of Reuse of Grey Water within specified time.
- 5.2. In case of proposed/intending /under redevelopment properties, the occupier/ developer/ builder 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.
- 5.3. 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.

#### **6. General provisions:**

- 6.1. **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.
- 6.2. **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.

- 6.3. **Rebate** : The competent authority may satisfy itself on the performance of recycling of the water and thereafter can give rebate on the taxes / fees leviable for the development. The competent authority may give such rebate on the capital or recurring recoveries which the developer is liable to pay.
- 6.4. **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 / builder / developer. The decision of the Municipal Commissioner will be final and binding on the occupier.
- 6.5. List of Authorized Laboratories shall be as authorised by Gujarat State Pollution Control board or the Municipal corporation
- 6.6. Characteristics of effluent water quality from the Grey Water Recycling plants shall be as approved by the Gujarat pollution control board.





**FORMS NO. C**

(See Rule – 9 and See Regulation No. 3.1)

Application for development permission under sections 27, 34 and 49 of G.T.P. & U.D. Act. 1976 /  
The Notice u./s. 253 and 254 of the B.P.M.C. Act, 1949.

To

The

Chief Executive Authority/Municipal Commissioner,  
Urban Development Authority / Municipal Corporation.

I/We hereby apply for permission for development as describe 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

Mr. \_\_\_\_\_.

b) The structural report, details and drawings are to be prepared and

supplied by Mr. \_\_\_\_\_.

I have read the Development Control Regulation/Bye-laws framed by the Authority under the provisions of the relevant Act and claims to be fully conversant with it. I shall fulfill my duties and responsibilities in accordance with the provisions of the Development Control Regulation/Bye-laws.

Signature of Owner/Builder/

Organiser/Developer or

Authorised agent of owner :

Date :

1. Applicant's name :
2. Postal Address for correspondence :
3. Applicant's interest in land with :  
respect of rights
4. Description of Land, village, Town :  
Planning Scheme, Revenue Survey  
Numbers, Final Plot No.
5. What is the present use of the land and/ :  
other building if they are to be put to  
more than one kind of use, Please give  
details
6. Please describe in short the development :  
Work stating the proposed use of land for  
the building. If land and/or the building are

to be put to more than one use, please give details of each use.

7. Is this land included in a layout :  
sanctioned by the appropriate  
authority ?

If yes, please give date of sanction  
and reference No. with a copy of  
the sanctioned layout. If not, is it  
approved by any other Authority ?

Give the name of such Authority  
with date of sanction and reference  
no with a copy of the sanctioned layout.

8. For residential use, number of :  
dwelling units and floor

9. Nature and manner of working  
of industrial/commercial  
establishment in case the proposed  
use is for Industry/Commerce.

What separate arrangements have  
been proposed to be made for  
loading and unloading of goods from  
the industrial or commercial goods  
vehicles ?

What arrangements have been  
proposed to be made for disposal of

Signature of Owner/Builder/  
Organiser/Developer or  
Authorised agent of owner :  
Date:

## **Instruction to applicant regarding maps and documents to be submitted along with the application:**

The maps and drawing be drawn or copies made on a paper of proper durable quality so that they are clearly and distinctly legible. Every map and/or drawing shall have to be signed by the applicant/owner and his engineer/Architect/and Organiser/Builder as the case may be. If copies of original maps or drawings are submitted, they shall be true copies.

### **1. LAYOUT PLAN (Three Copies)**

Layout Plan of the whole land shall invariably accompany every application for permission to carryout development by way of building construction.

This map shall be drawn to a scale of not less than 1:500 and show the following details.

- a) Boundaries of the S. No./plots mentioned in the application and its lay out by showing subdivision.
- b) Existing buildings and new buildings proposed to be constructed. Roads, streets, and carriage ways constructed there on (existing construction should be shown distinctly from the proposed one.) Proposed new roads and streets, their level and width.
- c) Proposed use of every building and open space not to be built over within a plot.
- d) If the layout is for residential use, maximum number of dwelling units that can be accommodated with any increase in future.
- e) If the layout is for industrial or commercial use, maximum area which can be built upon without any increase in future.
- f) 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.
- g) Location of the plot in relation to the near by public road.
- h) Alignment and width of all the existing roads, including the road from which the plot has access from the major road. Existing access road and proposed new road, if any, should be shown clearly and distinctly.
- i) Existing trees and natural scenery worth preserving.
- j) Dimensions and areas of common plot, as required under these regulations, provided in the layout/sub-division of plot.
- k) Tree plantation required under regulation No. 31.

2. An extract of the record of right of property register card or any other document showing the ownership of the land proposed for development.
3. Certified part plan and zoning certificate from the certificate from the Authority shall be enclosed along with the application.
4. The applicant shall also submit a certified copy of approved layout of final plot from the concerned authority or the latest approved layout of city survey numbers or revenue survey numbers from D.I.L.R. showing the area and measurement of the plot or land on which he proposes to develop or build.
5. a) Drawing (3 copies) to a scale not less than 1cm.= 1 metre for the buildings existing as well as proposed with floor area for each floor.

- b) Layout showing parking arrangement with internal & surrounding roads and exit, and entry movement of vehicles etc. as per regulation No. 19 to the suitable scale.
6. In case of lands falling 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.
7. Structural Designer's certificate duly signed by him.
8. Certificate of Undertaking: Certificate in the prescribed form no. 2(a), 2(b), 2(c) and 2(e) by the Registered Architect / Engineer / Structural Designer / Clerk of Works / Developer / undertaking the work.
9. Full information should be furnished as prescribed in Form No.3 and 4 under these Development Control regulations, as the case may be along with the plans.
10. The applicant shall also obtain copy of N.O.C. from the relevant authority as per Regulation No. 3.3 and 4.2 wherever applicable.
11. Certificates as prescribed in forms 2(a), 2(b), 2(c) and 2(e) are required to be submitted either along with application or prior to commencement of construction work.
12. If during the construction of the building the Owner/ Organizer/ Builder/ Architect/ Engineer/ Surveyor is changed, he shall intimate the Competent Authority by registered letter that he was no longer responsible for the project, and the construction shall have to be suspended until the new owner/ Organizer/ Builder/ Architect/ engineer/ Surveyor etc. undertakes the full responsibility for the project as prescribed in form 2(a), 2(b), 2(c), 2(d) and 2(e).
13. The new Owner/Developer/ Builder/ Architect/ Engineer shall before taking responsibility as stated above in clause (12), check the work already executed is in accordance with permission granted by the Competent Authority. He may go ahead with the remaining work only after obtaining permission of the Competent Authority.

#### **SCRUTINY FEE**

A person applying for a permission to carry out any development shall have to pay scrutiny fees along with his application to the Competent Authority / Vadodara Municipal Corporation at the following rates:

1. **BUILT UP AREA**

For low rise building Rs. 3.00 per sq. mt. of built up area of all floors for the intended residential development or part thereof subject to minimum scrutiny fee of Rs. 300.
2. For high-rise, commercial, mix development and other than residential use Rs. 5.00 per sq. mt. of Built area of all floors for the intended development or part thereof subject to minimum scrutiny fee Rs. 1000.
3. Subdivision and amalgamation of land
  - a) Rs. 1.50 per sq.mt. of building unit/plot area for subdivision and amalgamation of all types of development.
  - b) Rs. 1.00 per sq.mt. of building unit/plot area for subdivision and amalgamation for agricultural use. Minimum scrutiny fee shall not be less than Rs. 1000.

**URBAN CENTRES, RURAL CENTRES AND AREA OUTSIDE URBAN COMPLEX AND FALLING IN AGRICULTURE ZONE ONLY**

50% of the scrutiny fee as mentioned in Regulation No. 3.2.1, 3.2.2 and 3.2.3 for the respective uses and type of dwelling units subject to minimum scrutiny fee Rs. 300.

**5. RENEWAL OF DEVELOPMENT PERMISSION:**

Development permission granted under these regulations shall be deemed to be lapsed, if such development work has not been commenced till the expiry of one year from the date of commencement certificate/development permission. Provided that, the Competent Authority may on application made to it before the expiry of above period (one year) extended such period by a further period of one year at a time by charging Rs. 500/- for renewal of development permission. The extended period shall in no case exceed three years in the aggregate.

**6. PUBLIC CHARITABLE TRUST:**

Rs. 500 if the intended development is for hospitals, dispensaries, schools or colleges or a place of worship, dharmshala, 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.

**7. DEVELOPMENT PERMISSION FOR MINING, QUARRYING AND BRICK KILN OPERATIONS:**

In case of mining, quarrying and brick kiln operations, the scrutiny fees will be as under.

- (i) Mining, quarrying and brick kiln operation. Rs. 500 per 0.4 hectare or part thereof and a maximum of Rs. 2500
- (ii) Brick kiln without Chimney. Rs. 25 per 0.1 hectare or part thereof and a maximum of Rs. 500
- (iii) Processing of lime sagol etc. without construction. Rs. 25 per 0.1 hectare or part thereof and a maximum of Rs. 250.
- (iv) Renewal of permission for mining, quarrying Rs. 50 for one year.
- (v) Renewal of permission for brick kiln (without chimney) Rs. 25 for one year.
- (vi) Renewal of permission for processing of sagol, lime etc. without construction. Rs. 10 for one year.

Note: - Fees to be decided by Competent Authority from time to time.

**DEVELOPMENT CHARGE:**

A copy of the receipt of the Development Charge if any, shall be submitted along with the application form.

## FORM NO. C (a)

(See Rule-9 and Regulation No. 3.1)

Gujarat Town Planning and Urban Development Act, 1976.

Application for permission of Brick-kiln, Mining and Quarrying under Section – 27.

To

The

Chief Executive Authority/Municipal Commissioner,

Urban Development Authority / Municipal Corporation

I/We hereby apply for permission for development as described below. I/We are applying for development on this land for the first time. I/We certify that all terms and conditions laid down in the development permission granted during last year/previous years have been scrupulous observed.

Signature :

Date :

1. Applicant Name :
2. Postal Address :
3. Applicant's interest/title in land with respect of records of rights. :
4. Description of land, village, Revenue Survey No. and Area :
5. Present use of land :
6. Proposed use of land :
7. i) Whether in past brick-kiln/mining/quarrying was undertaken on the land in question ? :  
  
ii) If yes, since which year ? :  
iii) Whether development permission and N.A. permission were obtained ? :  
8. Total area of land in question :  
9. How much area is already put to

- such use so far ? (Please show on sketch plan) :
10. Area now proposed to be taken up for brick manufacture (Please show on sketch plan) :
11. Duration (in month/year) for which permission is sought (Give time-limit for completion or termination of such use) :
12. If the permission is asked for renewal :
- i) No. and date of previous permission :
- ii) Amount of the Security Deposit :
- Instruction to applicant regarding sketch plan and documents to be submitted along with the application (for new permission as well as renewal).
- 1) An extract of the record of rights or any other document showing the ownership of the landowner for this purpose shall be indicated with necessary documentary proof if the applicant is not the owner of the land in question.
  - 2) Zoning certificate from the Authority shall be enclosed along with the application.
  - 3) A certified site plan showing the land in question along with surrounding area shall be attached.
  - 4) True copies of last years permission.



**FORM NO. 2 (a)**

(Sec. reg. No.3.3 VII)

**CERTIFICATE OF UNDERTAKING OF  
REGISTERED ARCHITECT/ENGINEER**

TO

REF : Proposed work of \_\_\_\_\_

(Title of the project)

C.S.No/R.S.No./F.P. No. \_\_\_\_\_

in ward No. \_\_\_\_\_ at Village \_\_\_\_\_ Taluka \_\_\_\_\_

T.P.S.No \_\_\_\_\_ of \_\_\_\_\_

Village/Town/City

For \_\_\_\_\_

(Name of Owner/Organiser/Developer/Builder)

Address \_\_\_\_\_

Tele. No. \_\_\_\_\_

I am a member of Council of Architects/I am possessing current registration to act as registered Engineer.

I hereby certify that I am appointed as the Registered Architect/Engineer/Surveyor to prepare the plans, sections and details as required under the provisions of the Act. Development Control Regulation 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 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 fulfil them in all respect.

I also undertake to provide adequate measure for installation of plumbing, drainage, sanitation and water supply. The appointment of site supervisor, clerk of works, building contractor, plumbing contractor and electrical contractor shall be made at the appropriate stage before the relevant work commences.

Signature :

Reg. No. \_\_\_\_\_ Date

Name : \_\_\_\_\_

Address : \_\_\_\_\_

Tele. No.: \_\_\_\_\_

**FORM NO. 2 (b)**

(Sec. reg. No.3.3 VII)

**CERTIFICATE OF UNDERTAKING OF  
REGISTERED STRUCTURAL DESIGNER**

TO

Ref : Proposed work of \_\_\_\_\_  
(Title of the work)

C.S.No./R.S.No./F.P.No . \_\_\_\_\_ in ward \_\_\_\_\_  
at village \_\_\_\_\_ Taluka \_\_\_\_\_  
in T.P.S.No. \_\_\_\_\_ of \_\_\_\_\_  
(Village/Town/City)

Owner : \_\_\_\_\_

Address : \_\_\_\_\_

Tele. No. \_\_\_\_\_

I am possessing current Registration to act as a structural Designer. This is to certify that I am appointed as the registered structural designer to prepare the structural report, structural details and structural drawings for the above mentioned project. I am fully conversant of my duties and responsibilities under the Regulations and assure that I shall fulfil them in all respect. I have prepared and signed the structural design and drawing of the proposed building and further certify its structural safety and stability.

I undertake to supply the owner and the supervisor the detailed drawings. If my services are terminated, I undertake to intimate the Authority in writing.

Signature :

Registration No. \_\_\_\_\_ Date \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Tele. No. \_\_\_\_\_

-----\* To be  
struck off if not applicable.

**FORM NO. 2(C)**

(Sec. reg. No.3.3 VII)

**CERTIFICATE OF UNDERTAKING OF  
REGISTERED CLERKS OF WORKS/SITE SUPERVISER/DEVELOPER/OWNER**

To.....

.....

.....

Ref : Proposed work of .....

(Title of the work )

C.S..NO. /R.S.NO. /F.P.NO.....in word.....

at village..... Taluka.....

in T.P.S NO..... at.....

(Village/City/Town)

Owner :

Address :

Tele. No.....

I possess a current Registration to act as Registered .....

I hereby certify that I am appointed as a registered .....on the above mentioned project and that all the works under my charge shall be executed in accordance with the stipulations of the National Building Code and relevant standards of the I.S.I.

I am fully conversant with the provisions of the Regulations which are in force and about the Duties and Responsibilities under the same and I undertake to fulfil them in all respect.

\* I undertake not to supervise more than ten works at a given time as provided in Development Control 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.

Signature:

Registration No.....Date.....

Name.....

Address.....

.....

Tele.No.....

.....

\* To be struck off if not applicable

**FORM No 2(d)**  
**CERTIFICATE UNDERTAKING**  
**FOR HAZARD SAFETY REQUIREMENT**

To,

REF: Proposed work of \_\_\_\_\_

(Title of project)

C.S. No./RS.NO..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. 36 and the information given therein is factually correct to the best of our knowledge and understanding.

1. 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 the  
Structural Engineer with date \_\_\_\_\_  
Name in Block Letters \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

Signature of the  
Developer with date \_\_\_\_\_  
Name in Block Letters \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

Signature of the  
Architect with date \_\_\_\_\_  
Name in Block Letters \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

## To be annexed with Form 2(e)

## Building Information Schedule

1 Encircle the applicable data point 2 \* means 'any other, specify'

1 Building address	Plot No.	Scheme / Colony:	Town:		District:	Initials of checking staff	Reference
2 Building category	2.1 Occupancy Classification 2.2 Type of Construction	Type 1	Type 2	Type 3	Type 4		Regulation 2.9 7.1.2 of Part III & 4 of Part IV of NBC
3 Location	3.1 Land use zoning 3.2 Seismic zone Design intensity(MM / MSK)	V IX	IV VIII	III VII	II VI		Regulation IS 1893 Vul. Atlas
	3.3 Wind / Cyclone zone Wind speed+55/50/47/44/39/33 River plain Unprotected / Protected		Cyclone prone Low area inundation possible - Yes / No	Yes / No	Max. storm surge = m Observed HFL above GL = cm		IS 875 Part 3 Vul. Atlas Vul. Atlas
4 Foundation	3.5 Prone to land slides 4.1 Site and sub-soil investigation Plate Load Test Yes/No Rocky / Stiff Medium Soft	No. of Boreholes Depth m, N-values B.C.					IS14496(Part2) IS 1892
	4.2 Soil type at site (Note 2) Stiff - N>30; Medium- N=10 -30; Soft- N<10; Liquefiable - Poorly graded sands with N<15, under water table (see Note 5 of Table 1 in IS 1893)	Liquefiable	Expansive(B lack cotton) *				IS 1904, IS 6403 IS 2131

4 Foundation (contd)	4.3 Depth of water table below GL							
	4.4 Bearing capacity at site (used in design)	For normal loads = t/m <sup>2</sup>	With EQ = t/m <sup>2</sup>	With wind = t/m <sup>2</sup>	With flood = t/m <sup>2</sup>	IS 1888, IS 1904, IS 6403 IS 8099(Pt 1 &2)		
	4.5 Type of footing / Foundation used	Strip	Individual column footing / Raft	Bearing piles	Friction piles	IS 1080 IS 1893 IS 13063		
5 Super-structure	5.1 Storeys etc	Basements 0/1/2/3	No. of storeys	Attic Yes / No	Lift house Yes / No	Water tank on roof	Capacity l	
	5.2 Bearing walls	Bricks	Stone	Solid block	Hollow block	Adobe	*	
	5.2.1 Mortar	C:S = 1:	C:L:S = 1: :	L:S = 1:	Clay Mud	*		
		C = Cement	S = Sand	L = Lime				
	5.3 Frame work	RC columns & beams	Steel columns & beams / trusses	Wood posts & trusses	*			
	5.3.1 Infill panels	Glass	Brick walls	Wood panelling	*			
	5.4 Floors	RC slabs	Stone slabs on jists	Prefab flooring elements on beams	*			
	5.5 Roof	Flat like floors / Pitched	Trussed / Raftered / 'A' frame / Sloping RC slab	*				
	5.6 Roof covering	CGI sheeting	AC sheeting	Clay tiles	Wood shingle	*		
6 Building importance	6.1 Importance	Ordinary	Imortant	Hazardous		IS 1893		
7 Design factors	7.1 Factor for EQ	o =	I =	=	h =	IS 1893		
	7.2 Factor for wind	k <sub>1</sub> =	k <sub>2</sub> =	k <sub>3</sub> =	p <sub>h</sub> =	IS 875 (Pt3)		

8 Safety of pitched roof where used	8.1 Bracing provided	In plan Yes / No / NA	In plane of rafters Yes / No / NA		In plane of vertical columns Yes / No / NA		IS 4326 Cyclone guide
	8.2 Roof anchorage	To walls: Bolt length =      cm	To RC columns: Bolt length =      cm		To wooden posts, steel straps & bolts / nails....		Cyclone guide
	8.3 Connections	Covering to purlins J-bolt / ire	Purlins to rafters Bolt / Wire		Truss elements Welding / Bolts / Nails / Straps		Cyclone guide
9 Load bearing wall buildings	9.1 Building category	A $h < 0.05$	B $h = 0.05$ to $0.06$	C $h > 0.06$ & $< 0.08$	D $h = 0.08$ to $< 0.12$	E $h > 0.12$	IS 4326, IS 13828
	9.2 Building configuration	Plan shape L / T / Y / C / E	Separation provided to get rect. Blocks		Plan projection > 0.2 of length		IS 4326
	9.3 Opening in walls	Control used on sizes Yes / No / NA	Control used on location Yes / No / NA		Strengthening around Yes / No / NA		IS 4326, IS 13828
	9.4 Bands provided	Plinth band Yes / No / NA	Lintel band Yes / No / NA	Eave band Yes / No / NA	Roof band Yes / No / NA	Ridge band Yes / No / NA	IS 4326, IS 13828
	9.5 Vertical bars	At corners of rooms Yes / No / NA	At jambs of openings Yes / No / NA		*		IS 4326, IS 13828 Cyclone guide
9.6 Stiffening of floors / roof with separate units	RC screed & band Yes / No / NA	Peripheral band and connectors Yes / No / NA	Diagonal planks and alround band Yes / No / NA		*		IS 4326
	9.7 Framed thin wall construction	Bonding of columns with the wall ensured Yes / No (Fig 13 of IS 4326)					IS 4326



10 Safety of wooden buildings	10.1 Holding down	Sill beam bolted Yes / No / NA	Wood posts anchored Yes / No / NA	Framed, resting on pedestals Yes / No / NA	IS 4326 Cyclone guide
	10.2 Bracing of wood frame	Diagonal bracing in vertical planes Yes / No / NA	Diagonal / knee bracing in plan Yes / No / NA	Brick nogging with hold fasts *	IS 4326 Cyclone guide
	10.3 Connections	Framed with iron strips	Bolted	Nailed	IS 4326 Cyclone guide
11 Safety of steel / RC frame buildings	11.1 Building shape	Both axes symmetrical	One axis symmetrical	Unsymmetrical in plan or section	
	11.2 Analysis used	Equivalent static	Model	Dynamic	IS 1893
	11.3 Method of design used	Working stress	Limit state	Plastic theory	IS 456, IS 800 SP 6(6)
	11.4 Infills / partitions	Out of plane stability check	Yes / No	In-plane stiffness considered Yes / No	IS 1893, IS 4326, Cyclone guide
	11.5 Detailing of RC frames	Beams Yes / No	Columns Yes / No	Beam – column joint Yes / No	IS 13920
	11.6 Detailing of steel frames	Beams Yes / No	Columns Yes / No	Beam – column joint Yes / No	SP 6 (6)
NBC Part IV	12.1 Provision for water	Under ground tank : Provided / Not provided Capacity:	Over head tank : Provided / Not provided Capacity:	Adequate pumping system: Provided / Not provided Capacity: l/minute Pressure:	
	12.2 Provision for first aid fire fighting	Provided / Not provided	/ Not applicable		NBC Part IV
	12.3 Installation of systems	Provided / Not provided	/ Not applicable		NBC Part IV
	12.4 Earthing design and provision	Designed / Not designed	Provided / Not provided		IS 3043

**Form No.2(e)**  
**(See reg. No.3.3 VII)**

I the undersigned \_\_\_\_\_ am  
the owner/developer/builder of land bearing S/No. \_\_\_\_\_ OP No. \_\_\_\_\_ F . P . No .  
\_\_\_\_\_ T.P. No. \_\_\_\_\_ of village \_\_\_\_\_ I have  
put up the application for New/revised/alteration development permission for the purpose of  
\_\_\_\_\_ under the Gujarat Town Planning and Urban Development Act 1976 & I have  
appointed Mr. \_\_\_\_\_ / I my self will be carrying out the development  
work at above land as a developer & Myself/Mr \_\_\_\_\_ w i l l b e  
considered as Registered dev. Under the present GDCR. I as a owner/developer have appointed  
following as Architect/Str.Engineer/Site Supervisor/Clerk of work & I will inform immediately to  
VUDA in case of any change.

	Name	Reg. No.	Sign
(1)	Architect _____	_____	_____
(2)	Structural Engineer _____	_____	_____
(3)	Site Supervisor _____	_____	_____
(4)	Clerk of Work _____	_____	_____

As a register owner/developer I am aware of the rules and regulations of present GDCR &  
my responsibility & duties as a developer/owner under this regulations & I know that they are  
binding to me. I therefore undertake that I will carryout the work on site as per the GDCR & as per the  
approved map by VUDA under the supervision & guidance of Architect, Structural Engineer, Site  
Supervisor, Clerk of Work. I will make the arrangement for laboratory test of soil & each material  
used in construction, and the report will be submitted to VUDA. As per the regulations I will inform  
VUDA the progress of work at each stipulated progress stage & will complete the work as per  
regulations and obtain plinth & occupancy certificate from VUDA and than only make available the  
building for use.

Land owner \_\_\_\_\_

Developer \_\_\_\_\_

**FORM NO.3**  
[[See Reg. No.3.3(viii)]]

A	Area Statement	Sq.Mts.	I.	
	Area of Plot (a) As per record (b) As per site condition Deduction for		List of Drawing	No of copies
Layout plan. Building plan Details Form for carrying out development work				
1) Site-Plan 3.3 [under regulation No.(IV) & (VI) (a)]	(a) Proposed roads (b) Any reservations Total (a+b) Deduction for		II. Ref. Description Of last Approved Plans (if any)	Date :
2) Detailed Plan[under regulation no.3.3(V)]	Net area of plot (1-2)			
3) Layout Plan [under regulation No.3.3(VI)]	% of Common Plot Balance area Plot (3-4)			
	Permissible F.S.I.			
	Total Built up area permissible at :			
	a. Ground floor			
	b. All floors			
	Existing floor area at			
	G.F.			
	F.F.			
	2 <sup>nd</sup> floor			
	Rest of the Floors and tower floor			
	proposed area at			
	G.F.			
	F.F.			
	2 <sup>nd</sup> floor			
	Rest of the Floors and tower floor			
	Total : Built up area			
	Proposed F.S.I. Consumed :		IV. North line Remarks.	Scale

	<p><b>B. Balcony area Statement:</b></p> <p>1. Proposed balcony area per floor</p> <p>2. Excess balcony area (Total)</p> <p><b>C. Tenement Statement</b></p> <p>1. Area for tenement</p> <p>2. Tenement permissible at G.F. All floors</p> <p>3. Tenement existing at G.F. All floors</p> <p>4. Tenement G.F. All floors</p> <p>5. Total tenements (3+4)</p> <p><b>D. Tenement Particulars</b></p> <p>1. Nos. of rooms per tenement</p> <p>2. Toilet units provided for tenement.</p> <p>3. Tenement floor area</p> <p><b>E. Parking Statement</b></p> <p>1. Parking space required as per regulations:</p> <p>2. Proposed parking space :</p> <p>3. Loading unloading area :</p>		<p><b>V. CERTIFICATE :</b></p> <p>I) Existing Structure and adjoining property is seen by me and necessary precaution will be taken for smooth working Manhole connection is possible and is verified by me.</p> <p>II) Certified that the plot under reference was Surveyed by me on _____ and the dimensions of sides etc. of plot state on plan are as measure on site and the area so worked out tallies with the area stated in document of ownership/T.P. record. Architect/ Engineer/ Surveyors Signature.</p> <p><b>VI. SIGNATORIES</b></p> <table border="0"> <tr> <td>Signatory Address</td> <td>Signature</td> <td>Name</td> <td>and with Regn No.</td> </tr> <tr> <td>Owner</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Architect/</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Engineer/</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Surveyor</td> <td></td> <td></td> <td></td> </tr> </table>	Signatory Address	Signature	Name	and with Regn No.	Owner				Architect/				Engineer/				Surveyor			
Signatory Address	Signature	Name	and with Regn No.																				
Owner																							
Architect/																							
Engineer/																							
Surveyor																							

**FORM NO.4**  
 [(See Reg. No.3.3(viii)]

A	Area Statement	Sq. Mts.	I.	
			List of Drawing	No of copies
FOR SUBDIVISION/ AMALGAMATION/ LAYOUT OF LAND	1. Area of Plot 2. Deduction for (a) Proposed roads (b) Any reservations Total (a+b)			
SITE PLAN [under regulation no.3.3 IV and VI (a)]	Net area of plot (1-2) Common Plot Balance area Plot (3-4) Permissible F.S.I. Total Built up area permissible at : Existing floor area at F.S.I. Notes.		II. Ref. Description Of last Approved Plans (if any)  III. Description of proposed property	Date :   
Layout Plan [under regulation no.3.3 VII(b)]			IV. North line  V. CERTIFICATE : Certified that the plot under reference was Surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/T.P. record.	Scale  Remarks.
			Architect/ Engineer  VI. SIGNATORIES	Signature.
			Signatory	Name and Address Regn No.
			Owner/Developer/ Architect/Engineer/ Clerk of works/Site supervisor	

**FORM NO. D.**

**(See Rule 10 & Reg. No.5.1)**

**DEVELOPMENT PERMISSION**

Permission is hereby granted/refused under Section 29(1) (i)/29(1)(ii)/29(1)(iii), 34, 49(1)(b) of the Gujarat Town Planning and Urban Development Act, 1976 / under Section 253 and 254 of Bombay Provincial Municipal Corporation Act, 1949.

to

(name of the 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 drawings(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 Control 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 Control Regulations.

- F.S.I.
- Height
- Ventilation
- Open air space
- Provisions for Fire protection
- Any other (specify)

Chief Executive Authority/ authorised office/ Commissioner/  
Urban/Area Development Authority/  
Municipal Corporation



FORM NO. 6 (a)

PROGRESS CERTIFICATE

Plinth Stage / In case of basement casting of basement slab

Reference No.

Owner's Name:

Submitted on:

Location:

Received on:

The  
Chief Executive Authority / Municipal Commissioner,  
Urban Development Authority / Municipal Corporation

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached the **Plinth Level** and is executed under our supervision.

We declare that the amended plan is / not necessary at this stage.

Yours faithfully,

Signature of the  
Supervising Engineer/Owner

Structure Engineer

Architect

Date:

Name in Block Letters: \_\_\_\_\_

Addres: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**FORM NO. 6 (b)**

**PROGRESS CERTIFICATE-FIRST STOREY**

Reference No.  
Owner's Name:  
Submitted on:

Location:  
Received on:

The  
Chief Executive Authority / Municipal Commissioner,  
Urban Development Authority / Municipal Corporation

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached the first storey level and is executed under our supervision.

We declare that the amended plan is / not necessary at this stage.

Yours faithfully,

Signature of the  
Supervising Engineer/Owner

Structure Engineer

Architect

Date:

Name in Block Letters:

FORM NO. 6 (C)

PROGRESS CERTIFICATE-MIDDLE STOREY IN CASE OF HIGH-RISE BUILDING

Reference No.  
Owner's Name:  
Submitted on:

Location:  
Received on:

The  
Chief Executive Authority / Municipal Commissioner,  
Urban Development Authority / Municipal Corporation

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached \_\_\_\_\_ storey level and is executed under our supervision.

We declare that the amended plan is / not necessary at this stage.

Yours faithfully,

Signature of the  
Supervising Engineer/Owner

Structure Engineer

Architect

Date:

Name in Block Letters: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

FORM NO. 6 (D)

PROGRESS CERTIFICATE LAST STOREY

Reference No.  
Owner's Name:  
Submitted on:

Location:  
Received on:

The  
Chief Executive Authority / Municipal Commissioner,  
Urban Development Authority / Municipal Corporation

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawings and structural drawings has reached \_\_\_\_\_ storey level and is executed under our supervision.

We declare that the amended plan is / not necessary at this stage.

Yours faithfully,

Signature of the  
Supervising Engineer/Owner

Structure Engineer

Architect

Date:

Name in Block Letters:

FORM NO. 7  
COMPLETION REPORT

Reference No.  
Owner's Name:  
Submitted on:

Location:  
Received on:

The  
Chief Executive Authority / Municipal Commissioner,  
Urban Development Authority / Municipal Corporation

Sir,

The work of erection/re-erection of building as per approved plan is completed under the Supervision of Architect/Developer/Engineer who have given the completion certificate which is enclosed herewith.

We declare that the work is executed as per the provisions of the Act and Development Control Regulations/Byelaws and to our satisfaction. We declare that the construction is to be used for \_\_\_\_\_ the purpose as per approved plan and it shall not be changed without obtaining written permission.

We hereby declare that the plan as per the building erected has been submitted and approved.

We have transferred the area of parking space provided as per approved plan to an individual/association before for occupancy certificate.

Any subsequent change from the completion drawings will be our responsibility.

Yours faithfully,

(Developer's Signature)

(Owner's Signature)

Name of Developer

Name of Owner

Date:

Address:  
Encl: Completion Certificate

FORM NO. 8  
BUILDING COMPLETION CERTIFICATE

Reference No.

Owner's Name:

Submitted on:

Location:

Received on:

The  
Chief Executive Authority  
Urban Area Development Authority

Sir,

1. The building/s has/have been constructed according to the sanctioned Plan
2. The building/s has/have been constructed as per approved plan and structural design (one set of structural drawings as executed & certified by the Structural safety as specified in relevant prevailing Indian Standards Specifications/Guidelines.
3. Construction has been done under our supervision/guidance and adheres to the drawings submitted and records of supervision have been maintained by us

Signature of the  
Supervising Engineer/Owner

Signature of the  
Structural Designer

Date:

Date:

Name in Block Letters:

Name in Block Letters:

Address:

Address:

**FORM NO. 9.**

**FORM OF OCCUPANCY CERTIFICATE**

(Brief description of nature of development)

On Survey No. \_\_\_\_\_ of Village \_\_\_\_\_

Taluka \_\_\_\_\_ Plot No. \_\_\_\_\_ of T.P. Scheme No. \_\_\_\_\_

Street \_\_\_\_\_ Ward/Sector \_\_\_\_\_ Owned by \_\_\_\_\_

in the development area, completed and constructed as per plan prepared by \_\_\_\_\_  
under the supervision of \_\_\_\_\_

(Architect / Engineer)

(Supervising Engineer/Owner)

Architect has been inspected on \_\_\_\_\_ and I declare that the development  
has been carried out in accordance with the Development Permission No. \_\_\_\_\_

\_\_\_\_\_ Dated \_\_\_\_\_ and that the development is fit for the use for which  
it has been permitted.

Chief Executive Authority/  
Urban/Area Development Authority

Date :



**FORM NO. 10.**

**Registration for Architect/Engineer /Structural Designer/Clerk of Work/Site Supervisor/  
Developer/ owner.**

**APPLICATION FORM**

Name :  
Address (Local) :  
Permanent Address :  
Telephone No. :  
Qualifications :  
Experience :  
Are you serving anywhere ? :  
(Give detailed address of employer and his No  
Objection Certificate)  
Registration/Registration renewal fee/remitted :  
in person/by M. O. etc.  
(No such fees shall be payable by Architect  
registered with council of Architects, India  
Last year's Registration No. :  
Further particulars, if any :

I hereby undertake to abide by all Rules, Regulations, Standing Orders, Requisitions and instructions given by the Authority and shall carry out duties and responsibilities as prescribed in Development Control Regulations. I also understand that if, I fail to perform my duties as above, the Authority will be entitled to withdraw my Registration and forfeit my Registration fee, if any.

Kindly grant me a new/renewed Registration for the year \_\_\_\_\_. Registration Book may be sent to me when ready. I send herewith two passport size copies of my photographs signed by me.

**Signature of applicant.**

**FORM NO. 11.****STRUCTURAL INSPECTION REPORT**

(This form has to be completed by registered Structural Designer after his site inspection and verification regarding compliance of all recommendation by the owner, which in the opinion of the registered structural designer are necessary for safety of the structure)

- I. Description by title and location of the property including T.P.No., F.P.No.  
etc. :
- II. Name of the present owner :
- III. Description of the structure :  
Class I or Class II (Briefly describe the property in general and the structure in particular)

(a) Function		(b) Framed construction						
	Residence (with or without shops)	Apartments (with or without shops)	Office Bldg.	Shopping centre	School, College	Hostel	Auditorium	Factory
	1	2	3	4	5	6	7	8
A. Load bearing masonry wall construction								
B. Framed structure								
construction and structural materials	Critical load bearing element	Brick	RCC	Stone	Timber	Steel		
	Roof Floor	RCC	Timber	RCC	Steel	Jack-arch		

- IV. Year of construction  
Year of subsequent additions or rectification's (Please describe briefly the nature of additions or rectification's).
- V. Date of last inspection report filed :  
Last filed by whom (This does not apply to the first report).
- VI. Soil on which building is founded :  
i) Any change subsequent to construction :  
ii) Nearby open excavation :  
iii) Nearby collection of water :  
iv) proximity of drain :  
v) underground water-tank :  
vi) R.W. Pipes out-lets :  
vii) Settlements :
- VII. The Super-structure (R.C.C. Frame) :

- structure)
- i) Crack in beam or column nature and extent of crack probable causes. :
  - ii) Cover spell :
  - iii) Exposure of reinforcement :
  - iv) subsequent damage by user for taking pipes, conduits, hanging, fans or any other fixtures, etc. :
  - vi) Crack in slab :
  - vii) Swelling of concrete or plaster of slab :
  - viii) Corrosion of reinforcement :
  - ix) Loads in excess of design loads :
- VIII The Super-Structure (Steel Structure) :
- i) Paintings :
  - ii) Corrosion :
  - iii) Joint, nuts, bolts, rivets, welds, gusset plates :
  - iv) Bending or buckling of members :
  - v) Base plate connections with columns or pedestals :
  - vi) Loading :
- IX. The Super-Structure (Load bearing masonry structure) Cracks in masonry walls) :
- (Please describe some of the major cracks, their nature, extent and location, with a sketch, if necessary.
- X. 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.

(Signature of the Registered structural Designer and date)

Name of the registered structural designer :

Registration No.

Address :

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