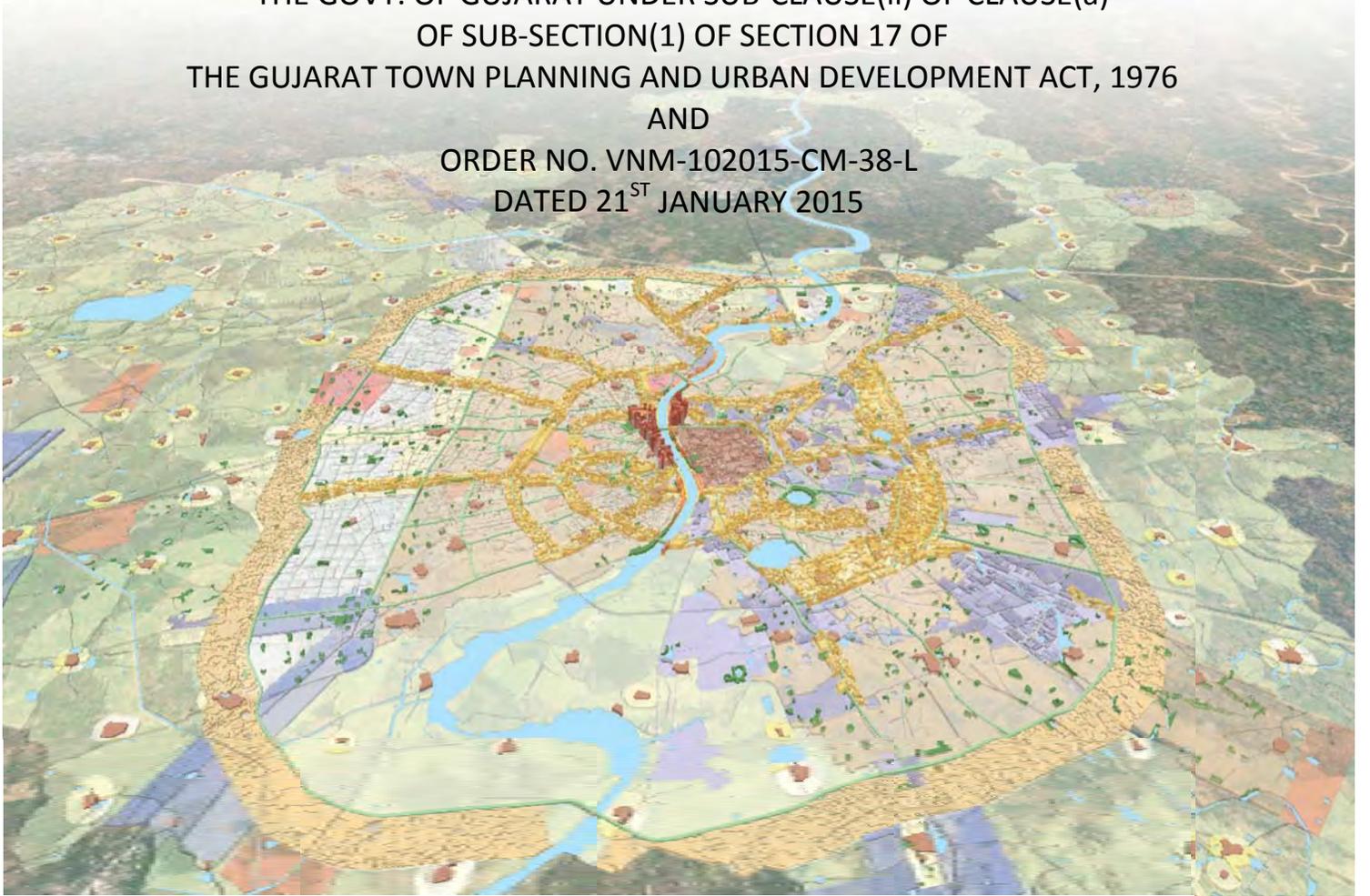


# Comprehensive Development Plan 2021 (Second Revised)

## PART III

### GENERAL DEVELOPMENT CONTROL REGULATIONS

NOTIFICATION VIDE NO.GH/V/207 OF 2014/DVP/112013/4777-L DATED  
20<sup>TH</sup> DECEMBER 2014 HAS BEEN SANCTIONED BY  
THE GOVT. OF GUJARAT UNDER SUB-CLAUSE(ii) OF CLAUSE(a)  
OF SUB-SECTION(1) OF SECTION 17 OF  
THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976  
AND  
ORDER NO. VNM-102015-CM-38-L  
DATED 21<sup>ST</sup> JANUARY 2015



Ahmedabad Urban Development Authority  
અમદાવાદ શહેરી વિકાસ સત્તામંડળ

AUDA

**Speciman Copy not for sale**

## Table of Content

<b>Table of Content</b>		
<b>SECTION A: PREAMBLE AND DEFINITIONS</b>		
<b>1.0</b>	<b>PREAMBLE</b>	1
<b>2.0</b>	<b>DEFINITIONS</b>	2
<b>SECTION B: PROCEDURE REGULATIONS</b>		
<b>3.0</b>	<b>DEVELOPMENT PERMISSION AND BUILDING USE PERMISSION</b>	34
3.1	Development Permission Required	34
3.2	Development Permission Not Required	34
3.3	Grant of a Development Permission	34
3.4	Development Requirements	35
3.5	Lapse of Development Permission	35
3.6	Cancellation of Development Permission	35
3.7	Unauthorized Building	35
3.8	Procedures for Obtaining, Revising and Revalidating a Development Permission	36
3.9	Building Use Permission Required	37
3.10	Grant of Building Use Permission	37
3.11	Revocation of Building Use Permission	38
3.12	Unauthorized Use of Building	38
3.13	Procedure for Obtaining Building Use Permission	39
3.14	Relaxation	39
3.15	Competent Authority to Clarify and Interpret Provisions of the Regulations	40
3.16	Development Undertaken on Behalf of Government and Appropriate Authority	40
3.17	Penalties	40
<b>4.0</b>	<b>RESPONSIBILITIES OF OWNER OR developer AND PERSONS ON RECORD</b>	41
4.1	Registration of Persons on Record (POR)	41
4.2	Revocation of Registration	41
4.3	Responsibilities of Owner or Developer	41
4.4	Responsibilities of all POR	42
4.5	Responsibilities of Individual Persons on Record	43
4.6	Development Permission to be withheld with Change of Ownership or Change in Persons of Record	47
4.7	Revocation of Development Permission in case of Misrepresentation and De-registering of Person on Record	47
4.8	Additional Requirement for the building height above 45 meters	48

<b>5.0</b>	<b>PROCEDURE FOR OBTAINING, REVISING AND REVALIDATING A DEVELOPMENT PERMISSION</b>	50
5.1	Obtaining a Development Permission	50
5.2	Revising a Development Permission	51
5.3	Revalidating a Development Permission	52
<b>6.0</b>	<b>PROCEDURE DURING CONSTRUCTION</b>	54
6.1	Inspection of Construction	54
6.2	Information to be Prominently Displayed on Site	54
6.3	Documents and Drawings to be Maintained on Site	54
6.4	Reducing Inconvenience and Ensuring Safety during Construction	55
6.5	Progress of Construction and Inspection - Development Permission	55
<b>7.0</b>	<b>PROCEDURE FOR OBTAINING A BUILDING USE PERMISSION</b>	57
7.1	Obtaining Building Use Permission	57
7.2	Obtaining Permission to Change Sanctioned Use of Building	58
<b>8.0</b>	<b>DELETED</b>	59
<b>SECTION C: PLANNING REGULATIONS</b>		
<b>9.0</b>	<b>USE AND ZONE</b>	60
9.1	Definition of Zones	61
9.2	Zoning Table	64
9.3	Use Classification Table	69
9.4	Notes	70
9.5	Development Work to be in Conformity with the Regulations	72
<b>10.0</b>	<b>CORE WALLED CITY</b>	73
10.1	Heritage Conservation Plan	73
10.2	Minimum Area of a Building-unit	73
10.3	Permissible Uses	73
10.4	Floor Space Index:	74
10.5	Permissible Ground Coverage	75
10.6	Maximum Permissible Building Height	76
10.7	Open-to-Sky Space:	76
10.8	Common Plot	77
10.9	Parking:	78
10.10	Basement:	78
10.11	Addition or Extensions to Existing Structure:	78
<b>11.0</b>	<b>GAMTAL AREA</b>	80
11.1	Minimum Area of a Building-unit	80
11.2	Permissible Uses	80

11.3	Floor Space Index:	80
11.4	Permissible Ground Coverage	81
11.5	Building Height	81
11.6	Open-to-Sky Space:	81
11.7	Common Plot	81
11.8	Parking:	81
11.9	Basement:	81
11.10	Addition to Existing Structure:	81
<b>12</b>	<b>GAMTAL EXTENSION</b>	<b>82</b>
12.1	Permissible Uses	82
12.2	Development of Land	82
12.3	Floor Space Index (FSI)	82
12.4	Maximum Permissible Height	82
12.5	Margins	83
12.6	Permissible Ground Coverage	83
12.7	Internal Open Space	83
12.8	Common Plot	83
12.9	Parking	83
12.10	Basement	83
<b>13.0</b>	<b>ZONES - R1, R2, R3, C, L, KZ, IG, IS, CZ</b>	<b>84</b>
13.1	Permissible Use	84
13.2	Regulations based on Area of Building-unit	86
13.3	Development of Land	86
13.4	Floor Space index (FSI)	89
13.5	Building Height	91
13.6	Margins	91
13.7	Permissible Ground Coverage	96
13.8	Internal Open-to-Sky Space	97
13.9	Common Plot	97
13.10	Parking	99
13.11	Basement	101
13.12	Addition to Existing Structure:	102
13.13	Addition in Building-units with Existing Buildings:	102
13.14	Development in Existing Chawls	102
<b>14.0</b>	<b>RESIDENTIAL AFFORDABLE HOUSING</b>	<b>103</b>
14.1	Introduction	103
14.2	Permissible Uses	103
14.3	Development of Land	104
14.4	Floor Space Index	104
14.5	Maximum Permissible Building Height	104
14.6	Margins	104
14.7	Permissible Ground Coverage	105
14.8	Internal Open Space	105
14.9	Common Plot	105
14.10	Parking	106
14.11	Basement	106

<b>15.0</b>	<b>TRANSIT ORIENTED ZONE</b>	<b>107</b>
15.1	Introduction	107
15.2	Permissible Uses	107
15.3	Development of Land	107
15.4	Floor Space Index (FSI)	107
15.5	Maximum Permissible Height	108
15.6	Margins	108
15.7	Permissible Ground Coverage	108
15.8	Internal Open Space	108
15.9	Common Plot	108
15.10	Parking	108
15.11	Basement	108
<b>16.0</b>	<b>CENTRAL BUSINESS DISTRICT</b>	<b>110</b>
16.1	Permissible Uses	110
16.2	Development of Land	110
16.3	Minimum Building-unit	110
16.4	Floor Space Index (FSI)	110
16.5	Maximum Permissible Height	110
16.6	Margins	111
16.7	Permissible Ground Coverage	111
16.8	Internal Open Space	111
16.9	Common Plot	111
16.10	Parking	111
16.11	Basement	111
<b>17.0</b>	<b>AGRICULTURAL ZONES</b>	<b>112</b>
17.1	For General Agriculture Zone	112
17.2	For Prime Agriculture Zone	113
<b>18.0</b>	<b>SPECIAL BUILDINGS</b>	<b>114</b>
18.1	Special Buildings	114
<b>19.0</b>	<b>FUELLING STATIONS</b>	<b>115</b>
19.1	Area and Frontage	115
19.2	Location	115
19.3	Maximum Permissible Ground Coverage	115
19.4	Margins	115
19.5	Height	116
19.6	Floor Space Index	116
19.7	Common Plot	116
19.8	Parking	117
19.9	Basement	117

<b>20.0</b>	<b>ADVERTISING DISPLAY &amp; COMMUNICATION INFRASTRUCTURE</b>	<b>118</b>
20.1	Advertising Display Infrastructure	118

20.2	Communication Infrastructure	120
<b>21.0</b>	<b>MINING, QUARRYING AND BRICK KILN</b>	121
<b>22.0</b>	<b>SPECIAL DEVELOPMENTS</b>	122
22.1	Regulations for Gandhi Ashram: Comprehensive Area Improvement Scheme (GACAIS)	122
22.2	Regulations for SPD-2- Science Park	122
22.3	Regulations for the Rehabilitation and Redevelopment of the Slums (SLUM POLICY)	122
22.4	Regulations for Sabarmati Riverfront Development	131
22.5	Regulations for Residential Townships – 2009	131
22.6	Regulations for Hotel	138
22.7	Regulations for Hospital	143
22.8	Regulations for Knowledge Precinct	148
<b>SECTION D: PERFORMANCE REGULATIONS</b>		
<b>23.0</b>	<b>BUILDINGS AND INFRASTRUCTURE</b>	149
23.1	Architectural Elements	149
23.2	Parking	156
23.3	Lighting	157
23.4	Ventilation	157
23.5	Heating and Air Conditioning	159
23.6	Water-related Requirement	159
23.7	Signages	159
23.8	Letter Box	160
23.9	Sanitation	160
23.10	Drainage	161
23.11	Electrical Infrastructure	163
23.12	Lifts and Elevators	163
23.13	External Facade	164
23.14	Display Structures	164
<b>24.0</b>	<b>FIRE PREVENTION AND SAFETY</b>	165
24.1	Requirement for Fire Safety Professionals in Buildings	165
24.2	Applicability of Fire Prevention Provisions	167
24.3	Marginal Open Space	169
24.4	Corridors and Passageway	169
24.5	Exit Requirements	169
24.6	Staircase	171
24.7	Ramp	173
24.8	Lift	173
24.9	Escape Lighting and Signages	175
24.10	Fire Alarm System	176
24.11	Smoke and Fire Venting	176
24.12	Electrical Services for all buildings	177
24.13	Electrical Sub-station for all buildings	177

24.14	Emergency Power Supply for Buildings with height more than 45mts and Special Buildings	177
24.15	Electric Supply and Installation for Buildings with height more than 25mts and Special Buildings	178
24.16	Lightning Arrester for Buildings with height more than 25mts	178
24.17	Service Ducts / Shafts for Buildings with height more than 25mts and Special Buildings	178
24.18	Ventilation for all Buildings	178
24.19	Air-conditioning	179
24.20	Boiler and Boiler-room	179
24.21	Water Storage Tank	179
24.22	Fire Fighting System	180
24.23	Basement	182
24.24	Refuge Area for Buildings with height more than 25 mts	182
24.25	Skip Floor for Buildings with height more than 45 mts	182
24.26	Control Room for Buildings with height more than 45 mts	183
24.27	Materials	183
24.28	Fire Prevention and Safety Provisions during Construction	183
24.29	Fire Safety of Existing Buildings	183
24.30	Classification of Buildings for Fire Prevention and Safety Provisions	184
<b>25.0</b>	<b>SPECIAL BUILDINGS PERFORMANCE REGULATIONS</b>	185
25.1	Visibility	185
25.2	Mixed Occupancy	185
25.3	Institutional Buildings	187
25.4	Public Safety	188
<b>26.0</b>	<b>STRUCTURAL SAFETY</b>	189
26.1	Applicability	189
26.2	Structural Stability and Maintenance of Existing Buildings	189
26.3	Additions and Alterations to Existing Buildings	189
26.4	Change of Use of Buildings or Part of a Building	189
26.5	Structural Safety Provisions during Construction	190
26.6	Structural Safety Tests	190
26.7	Design for Structural and Seismic Safety	191
26.8	Structural Safety of Display Structures	192

<b>27.0</b>	<b>ENVIRONMENTAL MANAGEMENT</b>	193
27.1	Minimum Distance from Water body	193
27.2	Rain Water Management	193
27.3	Solid Waste Management	195
27.4	Grey-water Recycling	195
27.5	Tree Plantation	197

27.6	Solar Water Heating System	198
27.7	Energy Efficient Buildings	198
27.8	Environment Impact Assessment	198
<b>28.0</b>	<b>POLLUTION CONTROL</b>	200
28.1	Air Pollution	200
28.2	Water Pollution	200
28.3	Noise Pollution	200
28.4	Industrial Pollution	200
<b>29.0</b>	<b>MAINTENANCE AND UPGRADATION</b>	201
29.1	Maintenance of Buildings	201
29.2	Maintenance of Lifts and Escalators	201
29.3	Maintenance of Fire Prevention and Safety Provisions	202
<b>30.0</b>	<b>CONFORMITY TO OTHER ACTS AND REGULATIONS</b>	202
30.1	Minimum Clearances from Trunk Infrastructure	202
30.2	No Objection Certificates (NOC)	202
30.3	Conformity to other Acts	203
<b>SECTION E: SCHEDULES AND FORMS</b>		
Schedule 1	List of Building Works that do not Require Development Permission	204
Schedule 2	Mandatory Design and Specifications	205
Schedule 3	Development Permission Scrutiny Fees and other charges for the Grant of a Development Permission/ Revised Development Permission	206
Schedule 4a	Drawings, Specifications and Documents to be Submitted with Application for Obtaining/ Revising Development Permission for Buildings	208
Schedule 4b	Drawings, Specifications and Documents to be submitted with Application for Obtaining/Revising Development Permission for Sub-division and Amalgamation	212
Schedule 4c	Drawings, Specifications and Documents to be Submitted with Application for Obtaining/Revising Development Permission for Brick Kiln, Mining and Quarrying	214
Schedule 5	Format for submission of Documents, Drawings and Specifications	215
Schedule 6	Penalties for Undertaking Unauthorized	216
Schedule 7	Minimum Qualification, Experience and Document Requirements for Being Considered for Registering with the Competent Authority as Persons on Record	217
Schedule 8	Registration Fees for Registration with the Competent Authority as Persons on Record	220
Schedule 9	Fees and other charges for Revalidating a Development Permission	221

Schedule 10	Documents to be Submitted along with Application for Revalidating a Development Permission	222
Schedule 11	Information to be Displayed on Site	223
Schedule 12	Documents and Drawings to be Maintained on Site During Period of Construction	224
Schedule 13	Stages of Construction Work for which Notice for Progress of Construction are to be Submitted to the Competent Authority	225
Schedule 14	Documents and Drawings to be Submitted along with the Application for Building Use Permission	226
Schedule 15	Building Use Permission Fees and other charges for the Grant of a Building Use Permission	227
Schedule 16	Penalties for Making Unauthorized Use of a Building	228
Schedule 17	Schedule for Maintenance and Inspection for Structural Stability and Fire Safety	229
Schedule 18	Documents and Fees Required with Application for Advertising Display & Communication Infrastructures	230
Schedule 19	Fees Required for Purchasing Additional FSI for Residential-Affordable Housing	232
Schedule 20	Fees Required for Purchasing Additional FSI in Transit Oriented Zone	233
Schedule 21	Documents and Drawings to be Submitted for Development Undertaken on Behalf of Government and Appropriate Authority	234
Schedule 22	List of Building Specifications verified by Competent Authority before Issue of Building Use Permission	235
Schedule 23	Building requiring Fire Protection Consultant and Inspection by Chief Fire Officer	236
Schedule 24	List of Recommended Trees	237
Schedule 25	Conversion for Road Widths	238
Schedule 26	Minimum Qualification and Experience Requirements for Fire Safety Professionals in a Building	229
Schedule 27	List of Textile Mills within Ahmedabad Municipal Corporation Area	240
Schedule 28	Illustrations of Internal Road and Approach Road	244
Form 1	Application for Registering as Person on Record	245
Form 2	Certificate of Undertaking for Architect on Record	246
Form 2A	Certificate of Undertaking for Engineer on Record	247
Form 2B	Certificate of Undertaking for Structural Engineer on Record	248
Form 2C	Certificate of Undertaking for Clerk of Works on Record	249
Form 2E	Certificate of Undertaking for Fire Protection Consultant on Record	250
Form 3	Notice to the Competent Authority of Non-Compliance of Building to Sanctioned Design and Specifications	251
Form 4	Notice to the Competent Authority of Discontinuation as Person on Record	252

Form 5	Application for Development Permission for Building	253
Form 5A	Application for Development Permission for Brick-kiln, Mining and Quarrying	256
Form 6A	Area Statement for Buildings	258
Form 6B	Area Statement for Subdivision and Amalgamation of Land	263
Form 7	Grant/Refusal of Development Permission	264
Form 8	Application for Revising Development Permission	266
Form 9	Application for Revalidating Development Permission	267
Form 10	Notice for Commencement of Construction	268
Form 11	Notice of Progress of Construction	269
Form 12	Notice of Completion of Construction and Compliance Certification	270
Form 13	Application for Building Use Permission	271
Form 14	Grant/Refusal of Building Use Permission	272
Form 15	Structural Inspection Report	273
Form 16	Fire Safety Certificate	276
Form 2D	Certificate Undertaking for Hazard safety requirement	277

Speciman Copy not for sale

**Speciman Copy not for sale**

## **STRUCTURE OF THIS DOCUMENT:**

### **Section A: Preamble and Definitions**

### **Section B: Procedure Regulations**

This section defines the process for securing development permission, building use permission and the requisite fees for the same. It also provides specific formats and defines stages for submissions besides defining the responsibilities of individuals involved in this process.

### **Section C: Planning Regulations**

This section elaborates on the regulations pertaining to the land use, FSI, heights, margins, parking requirements and other aspects to regulate the buildings in order to direct the development envisioned in the Development Plan.

### **Section D: Performance Regulations**

This section prescribes minimum standards of design and specifications of a building and its components for accessibility, public health and safety and environmentally sensitive development.

### **Section E: Schedules and Forms**

**Speciman Copy not for sale**

**Section A:**  
Preamble and Definitions



## 1.0 PREAMBLE

---

In pursuance of the Provisions contained in Clause (m) of sub-section of (2) of Section 12 and clause (c) of sub-section (2) of Section 13 of the Gujarat Town Planning and Urban Development Act, 1976, the Ahmedabad Urban Development Authority hereby makes the following Regulations:

### 1.1 Short Title, Extent and Commencement

#### 1.1.1 Short Title

These regulations may be called the Draft General Development Control Regulations of the Draft Comprehensive Development Plan-2021 (Second Revised) of AUDA (including Ahmedabad Municipal Corporation area).

These Regulations shall come into force as prescribed in the Act.

#### 1.1.2 Applicability

Subject to the provisions of the Gujarat Town Planning and Urban Development Act-1976, these Regulations shall apply to all the developments in Ahmedabad Urban Development Area including Ahmedabad Municipal Corporation area notified under sub-section (2) of Section 22 of The Act vide Gujarat Government, Panchayat, Housing and Urban Development Notification No. GHB/R1/UDA/1177/646(3)-q-2 Dated 31<sup>st</sup> January 1978 as may be notified or amended from time to time.

#### 1.1.3 Repeal

The sanctioned General Development Control Regulations of AUDA 2002 are hereby Modified, Revised and Replaced by these Regulations.

#### 1.1.4 Saving

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

## 2.0 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 framed there under or as mentioned in National Building Code (NBC) as the case may be, unless the context otherwise requires.

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

### 2.1 Act

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

### 2.2 Adaptive Re-use

Means a method of preservation where a building/ structure/ open space retains its signature visual elements, but the structure/ space is used for a purpose other than originally intended.

### 2.3 Additions and / or Alterations

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

### 2.4 Advertising Display Infrastructure

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

### 2.5 Air Conditioning

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

## 2.6 Amenities

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

## 2.7 Amusement Park

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

## 2.8 Apartment / Flats

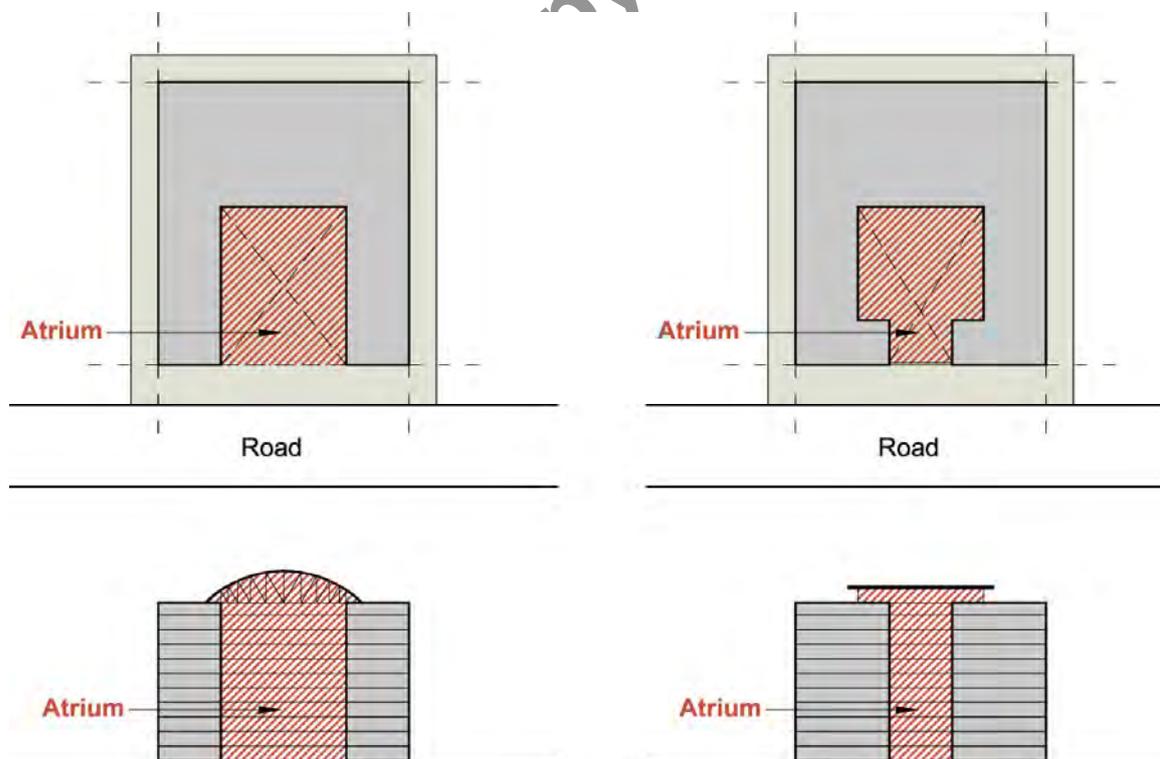
Means multi-storied residential buildings constructed in a detached or semi-detached manner designed as ground floor with more upper floors and constructed as separate dwelling units with common staircase.

## 2.9 Appropriate Authority

Appropriate Authority in relation to a development area, means an area development authority or an urban development authority, as the case may be.

## 2.10 Atrium (Plural Atria)

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



### 2.11 Authorized Officer

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

### 2.12 Auto Repair Workshop

Means a small establishment where repairs and servicing of automobiles are carried on.

### 2.13 Auxiliary Power Back-up

Means a system to provide backup power resources in a crisis or when regular supply fails such as diesel generator (d.g.set), electric generator.

### 2.14 Boiler

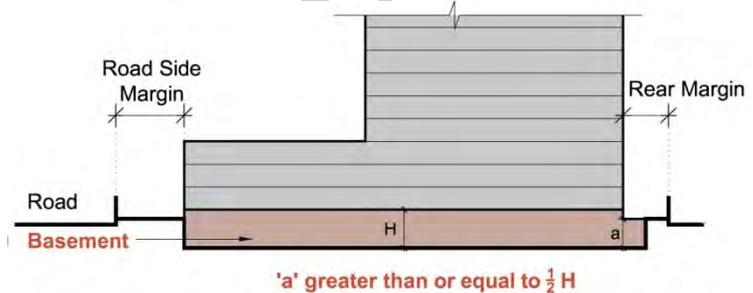
Means electrically operated or fuel fired boilers/systems to heat water coming out from solar water heating system to meet continuous requirement of hot water.

### 2.15 Banquet Hall

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

### 2.16 Basement

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



### 2.17 Bed and Breakfast

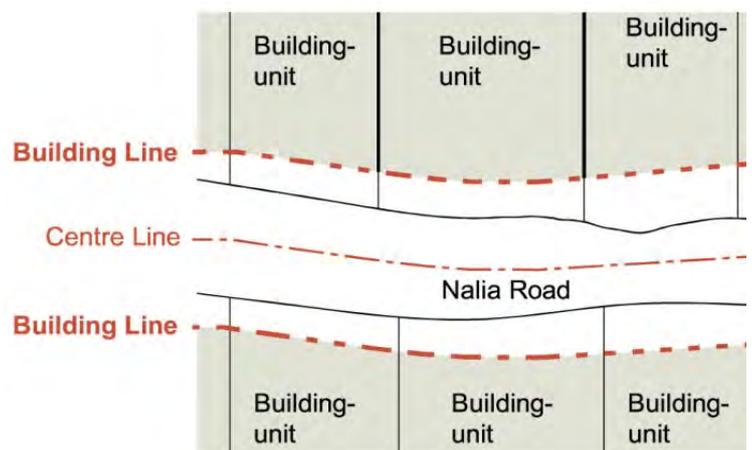
Means a small lodging establishment that offers overnight accommodation and breakfast, but usually does not offer other meals. These are also often self-catering, and offered in private homes.

### 2.18 Botanical Garden

Means a garden or an open land often with greenhouses for the culture, study, and exhibition of special plants.

### 2.19 Building

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

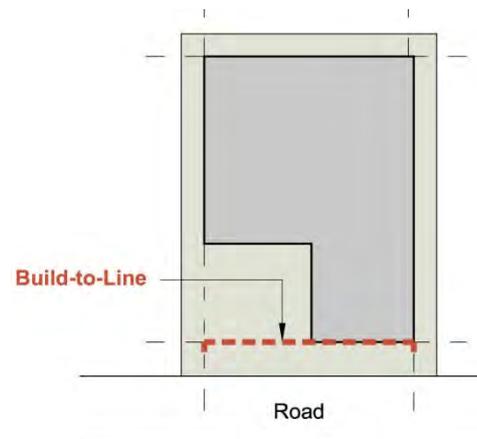


## 2.20 Building Line

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

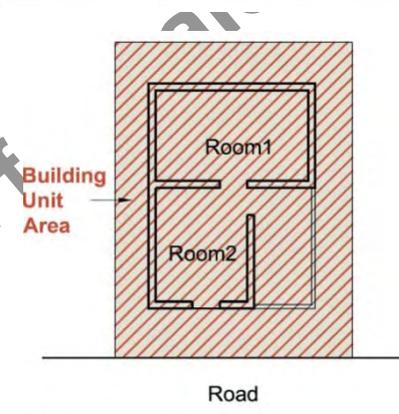
## 2.21 Build-to-Line

Means a line with which the exterior wall of a building in a development is required to coincide. Some percent of the road side façade area of the ground or more floors in buildings with more than one floor, may extend to the road-side property line so that the building visually reinforces the building façade line of the street.



## 2.22 Building-unit

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

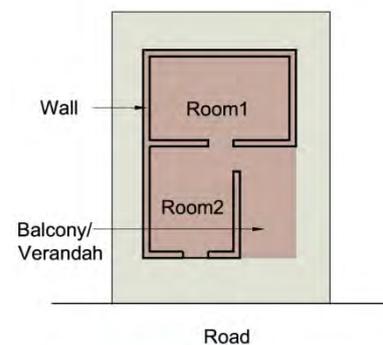


## 2.23 Building-unit Area

Means the area of the building-unit or plot

## 2.24 Building-unit Level

Refer Ground Level



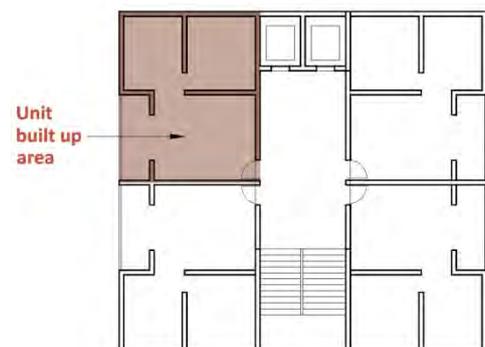
Built up Area = Carpet Area + Walls

## 2.25 Built-up Area

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

### 2.25.1 Unit Built-up Area

Means the areas covered by a unit on within a building including the cantilevered portions, if any, but except the areas specifically excluded under these Regulations.



### 2.26 Call Center

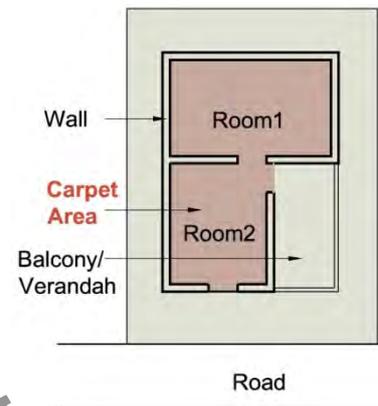
Means an office set up to handle a large volume of telephone calls, esp. for taking orders and providing customer service.

### 2.27 Camping Ground

An area used for setting up a camp possibly having facilities to set up tents.

### 2.28 Carpet Area

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



### 2.29 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.

### 2.30 Deleted

### 2.31 Clear Height

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

### 2.32 Club

Means a commercial establishment where people (usually members) voluntarily meet on a regular basis for a mutual purpose other than educational, religious, charitable, or financial pursuits and are entitled to use the premises and property in exchange for the payment of entrance fees and subscriptions to the proprietor as well as any additional rights and privileges provided in their contractual agreement.

### 2.33 Cold Storage

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

### 2.34 College

An educational institution or establishment, in particular the one providing higher education or specialized professional or vocational training.

### 2.35 Common Plot

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

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

### 2.36 Community Hall

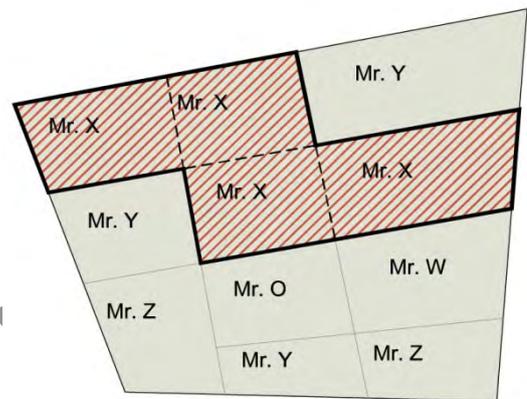
A building and related grounds such as *Wadis* used for social, civic, or recreational purposes, serving the area in which it is located and open to the general public. It is also a place where members of a community tend to gather for group activities, social support, public information, and other purposes.

### 2.37 Competent Authority

Means any Chief Executive Authority (CEA) for AUDA and Municipal Commissioner for AMC as the case may be to perform such functions as may be specified. Different persons or Authorities may be authorized to perform different functions.

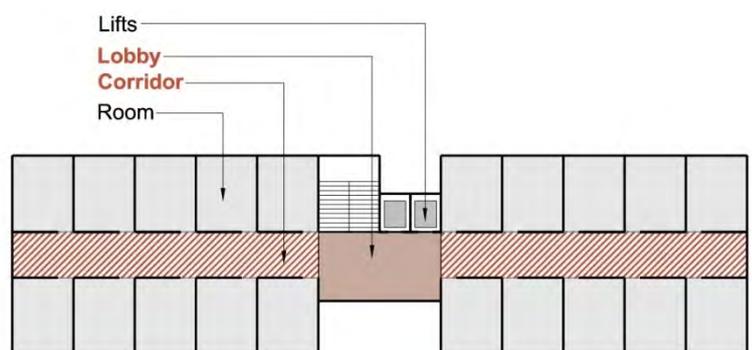
### 2.38 Contiguous Holding

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



### 2.39 Convention Center/ Exhibition Center

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



### 2.40 Corridor

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

### 2.41 Cottage Industry

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

## **2.42 Courtyard**

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

## **2.43 Developer**

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

## **2.44 Disability**

### **2.44.1 Hearing Disability**

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

### **2.44.2 Non-Ambulatory Disability**

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

### **2.44.3 Semi-Ambulatory Disability**

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

### **2.44.4 Sight Disability**

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

### **2.44.5 Wheelchair**

Means chair used by people with a disability for mobility.

## **2.45 Discharge or Discharge of Waste**

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

## **2.46 Dharamshala**

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

## **2.47 Domestic Waste Water**

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

#### **2.48 Drive-in Cinema**

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

#### **2.49 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.

#### **2.50 Emergency Lighting**

Means lighting provided for use when the supply to the normal lighting fails.

#### **2.51 Emergency Lighting System**

Means the entire lighting system provided for use when the supply to the normal lighting fails including the standby power source.

#### **2.52 Enclosed Staircase**

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

#### **2.53 Escalator**

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

#### **2.54 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.

#### **2.55 Escape Lighting**

Means lighting provided to ensure that the escape route is illuminated at all material times when users are on the premise, or at times when the main lighting is not available.

#### **2.56 Exhibition Hall**

Means a large hall for holding exhibitions.

#### **2.57 Existing Development/ Building/ Use**

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

#### **2.58 Exit**

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

### **2.58.1 Horizontal Exit**

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

### **2.58.2 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.

### **2.58.3 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.

### **2.59 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.

### **2.60 Fabrication Workshop**

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

### **2.61 Farm House**

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

### **2.62 Fire Protection and Safety**

#### **2.62.1 Automatic Sprinkler System**

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

#### **2.62.2 Combustible Material**

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

#### **2.62.3 Down Comer**

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

#### **2.62.4 Dry Riser**

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

#### **2.62.5 Fire Alarm System (also Emergency Alarm System)**

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

#### **2.62.6 Fire Lift**

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

#### **2.62.7 Fire Proof Door (also Fire Resistant Door)**

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

#### **2.62.8 Fire Pump (also Fire Booster Pump)**

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

#### **2.62.9 Fire Resistance**

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

Resistance to collapse in case of fire (minimum 2 hours)

Resistance to penetration of flame and hot gases

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

#### **2.62.10 Fire Resistance Rating**

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

#### **2.62.11 Fire Separation**

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

#### **2.62.12 Fire Service Inlet**

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

### **2.62.13 Fire Stairs**

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

### **2.62.14 Fire Stop**

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

### **2.62.15 Fire Tower**

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

### **2.62.16 Pressurization**

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

### **2.62.17 Smoke-Stop Door**

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

### **2.62.18 Venting Fire**

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

### **2.62.19 Wet Riser**

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

## **2.63 Fitness Center**

Means a health club (also known as a fitness club, fitness center, and commonly referred to as a gym) is a place which houses exercise equipment for the purpose of physical exercise.

## **2.64 Floor**

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

### 2.65 Floor Area

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

### 2.66 Floor Space Index

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

$$\text{Floor Space Index} = \frac{\text{Total built-up area of all floors}}{\text{Area of the Building-unit}}$$

#### 2.66.1 Permissible FSI

Means the basic FSI permitted by the Competent Authority as a matter of right.

#### 2.66.2 Base FSI

Means the base FSI permitted in a Base Zone by the Competent Authority as a matter of right.

#### 2.66.3 Chargeable FSI

Means the FSI available by payment

#### 2.66.4 Maximum Permissible FSI

Means the maximum permissible FSI which includes permissible FSI and Chargeable FSI.

#### 2.66.5 Utilised Chargeable FSI

Means the amount of FSI used, that is paid for and purchased by the applicant.

#### 2.66.6 Total Utilised FSI

Means the total Utilized FSI

### 2.67 Footing

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

### 2.68 Foundation

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

### 2.69 Front

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



### 2.70 Fuelling Station

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

### 2.71 Gamtal

Means all land that has been included by the Government/ Collector within the site of village, town or city on or before the date of declaration of intention to make a Town Planning Scheme or publication of Draft Development Plan-2021. Such land shall not include any other land which may subsequently be included within the site of any village by the Government/Collector under the provision of Land Revenue Code.

### 2.72 Garage-Private

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

### 2.73 Garage-Public

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

### 2.74 Garden

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

### **2.75 Garden Restaurant**

Means a commercial establishment, especially in outdoors in a lush green space or a dedicated garden, where meals are prepared and served to customers and sometimes recreational facilities.

### **2.76 Golf Course**

Means a large tract of land laid out for golf with a series of 9 or 18 holes each including tee, fairway, and putting green and often one or more natural or artificial hazards.

### **2.77 Grey Water**

Means involving non-potable water from sinks, tubs, showers and washing.

### **2.78 Ground Coverage**

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

### **2.79 Ground Level**

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

Note :- High flood level shall be decided by Competent Authority.

### **2.80 Guest House**

Means a commercial establishment, typically larger than 'bed and breakfast' accommodation, offering facilities like lodging and meals.

### **2.81 Guiding Floor Material**

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

### **2.82 Habitable Room**

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

### **2.83 Hazardous Building or Industry**

Means a building or place or part thereof used for-

(i) storage, handling, manufacture or processing of radio-active substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes.

(ii) storage, handling, manufacture or processing of, which involves highly corrosive, toxic obnoxious alkalis, acids, or a other liquids, gases or chemicals producing flame, fumes, and explosive mixtures or which result in division of matter into fine particles and capable of spontaneous ignition.

#### 2.84 Hazardous Material

Means any of the following materials:

Radioactive substances,

Inflammable, combustible or explosive materials that may produce poisonous fumes or explosions on storage, handling, processing or manufacturing.

Corrosive, toxic, obnoxious alkalis or acids,

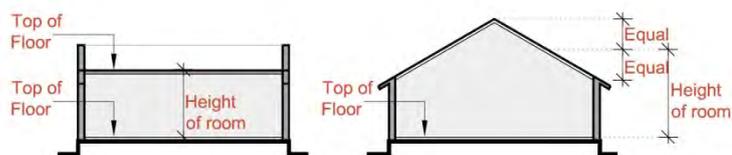
Chemicals which may produce irritant, corrosive or poisonous gases on explosion or spontaneous combustion.

#### 2.85 Height of Building

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

#### 2.86 Height of a Room

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



#### 2.87 Hollow Plinth

Refer Plinth

#### 2.88 Hospital

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

#### 2.89 Hostel

An establishment that provides inexpensive food and lodging for a specific group of people, such as students, working women.

#### 2.90 Hotel

Means a premise with rooms and accessory facilities for lodging people offered in return for payment with or without maids. It may include accessory facilities like laundry cafeteria, restaurant, swimming pool, banquet hall, convention hall, etc.

### **2.91 Laboratory**

Means the agency permitted to test the samples of industrial wastes or waste.

### **2.92 Lift / Elevators**

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

### **2.93 Light Industries**

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

### **2.94 Lobby**

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

### **2.95 Local Area Plan**

Means a plan prepared for a specific area or a zone by the competent authority. The Local Area Plan (LAP) may identify measures for plot utilization, fire protection, accessibility, street design, pedestrianisation, transportation network, infrastructure, parking management, green network including parks and open spaces, etc. The regulations identified in the Local Area Plan shall prevail over the base zone regulations.

### **2.96 Local Authority**

Means the municipal corporation/ nagarpalika/ nagarpanchayat/ grampanchayat or the urban/area development authority as the case may be.

### **2.97 Loft**

Loft shall mean an intermediate non-habitable slab between two floors with a maximum clear height of 1.2mts at a height of 2.1mts from floor level; which is constructed and used for storage purpose.

### **2.98 LPG Delivery Centre**

Means a premise used for retail outlet booking, storage and delivery of gas cylinders to customers.

### **2.99 Margin**

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

#### **2.99.1 Road Side Margin**

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

#### **2.99.2 Side Margin**

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

### 2.99.3 Rear Margin

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

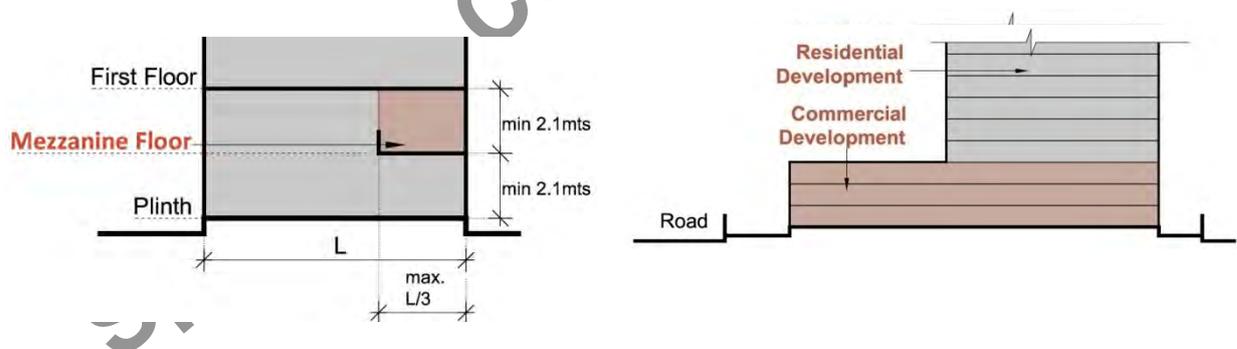


### 2.100 Means of Egress

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

### 2.101 Mezzanine Floor

Means an intermediate floor between two floors overhanging or overlooking a floor beneath with a minimum clear height of 2.1 mts at the mezzanine level and the floor below.



### 2.102 Mixed-Use Building

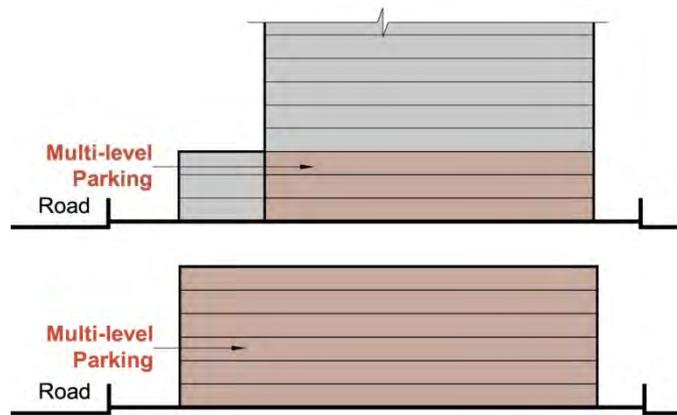
Means a building with more than one use in different portions of the building

### 2.103 Motel

Means an establishment that provides short-term and long-term lodging usually located with good access to the state and national road network.

### 2.104 Multilevel Parking

Means a multi-storey vehicular parking structure (also called a parking garage, parking structure, parking ramp, or parking deck) designed specifically to for automobile parking and where there are a number of floors or levels on which parking takes place. It is essentially a stacked vehicular park.



### 2.105 Multiplex

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

### 2.106 Museum

A building in which objects of historical, scientific, artistic, or cultural interest are stored and exhibited.

### 2.107 Natural Hazard

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

### 2.108 Natural Hazard Prone Areas

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

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

### 2.109 Neighborhood /Civic Centre

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

### **2.110 New Building**

means such building of above said categories for which construction plans have been submitted to competent authority for clearance.

### **2.111 Non-Combustible Material**

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

### **2.112 Non-potable water**

Means the use of water for non domestic consumption like car washing, toilet flushing, gardening, construction purposes, landscaping, irrigation uses is for bidden by virtue of powers vested with government.

### **2.113 Occupancy or Use**

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

### **2.114 Occupant Load**

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

### **2.115 Occupiable Space**

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

### **2.116 Occupier**

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

### **2.117 Open Space**

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

### **2.118 Operational Construction**

Operational construction means any construction whether temporary or permanent, which is necessary for the operation, maintenance, development, or execution of any of the following services, namely

- (a) Railways
- (b) National highways
- (c) National waterways
- (d) Major ports

- (e) Airways and aerodromes
- (f) Ports and telegraphs, telephones, wireless, broadcasting and other like forms of communication
- (g) Regional grid for electricity
- (h) Any other service which the State Government may, if it is of opinion that the operation, maintenance, development or execution of such service is essential to the life of the community, by notification, declare to be a service for the purposes of this clause.

**Explanation:** For the removal of doubts, it is hereby declared that the construction of-  
 new residential buildings (other than gate lodges, quarters for limited essential operational staff and the like), roads and drains in railway colonies, hotels, clubs, institutes and schools, in the case of railways; and  
 a new building, new structure or new installation or any extension thereof, in the case of any other service, shall not be deemed to be construction within the meaning of this clause;

**2.119 Overlay Zone**

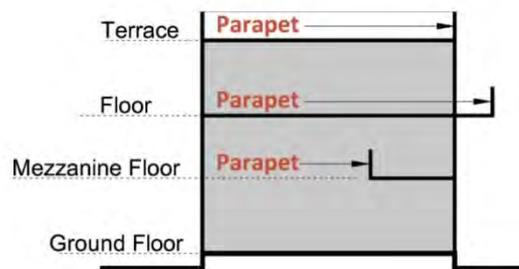
Means an additional zone defined with different set of development regulations over an established/existing base zone to regulate development in such a zone to achieve a specific set of goals defined in the Development Plan.

**2.120 Owner**

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

**2.121 Parapet**

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

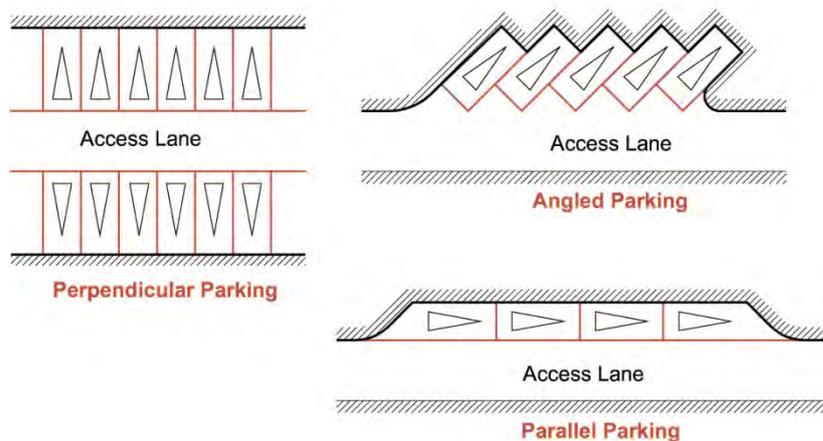


**2.122 Park**

Means a piece of ground in or near a city or town kept for recreation for the general public.

**2.123 Parking Space**

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



### 2.124 Party Plot

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

### 2.125 Person

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

### 2.126 Permission

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

### 2.127 Persons on Record

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

### 2.128 Planetarium

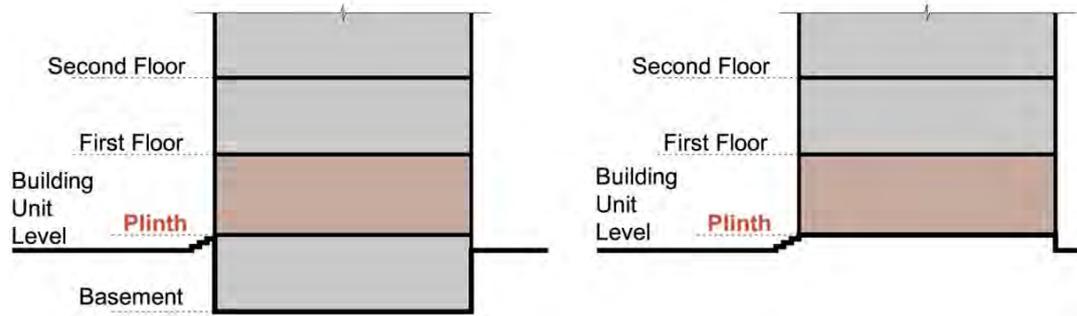
Means a domed building in which images of stars, planets, and constellations are projected for public entertainment or education.

### 2.129 Playfield

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

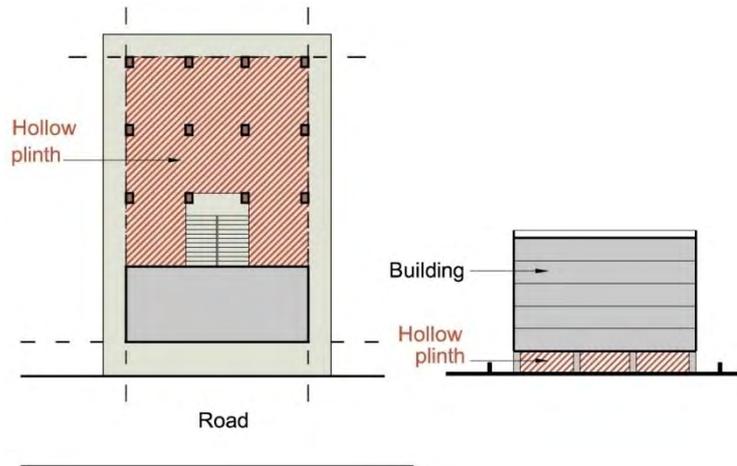
### 2.130 Plinth

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



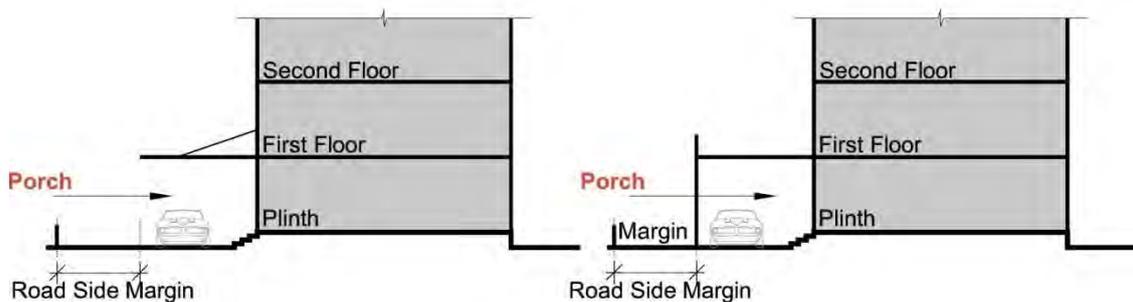
### 2.130.1 Hollow Plinth

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



### 2.131 Porch

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



### 2.132 Polytechnic

Means an institution for higher education pertaining to, or offering instruction in a variety of industrial arts, applied sciences, or technical subjects.

### 2.133 Poultry Farm

Means an establishment or a part of land where raising of domesticated birds such as chickens, turkeys, ducks, and geese, for the purpose of farming meat or eggs for food is carried out.

### **2.134 Premises**

Means either:

A property which is held under a separate card of title or for which a separate title card may be issued and in respect to which a building plans have been or may be issued; or

A building which is in possession as an individual unit by a cross-lease, unit title or company lease and for which a certificate of title is available; or

Land held in public ownership, for a particular purpose; or

Separately assessed to local authority taxes, individual unit within building.

### **2.135 Pre-school:**

A school for young children, also known as kindergarten or nursery

### **2.136 Pre-treatment**

Means any processing of industrial waste or waste designed to reduce any characteristic in waste, before discharge to the waste water system.

### **2.137 Prohibited Industrial waste**

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

### **2.138 Public-Institutional Building**

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

### **2.139 Public Library**

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

### **2.140 Public Purpose**

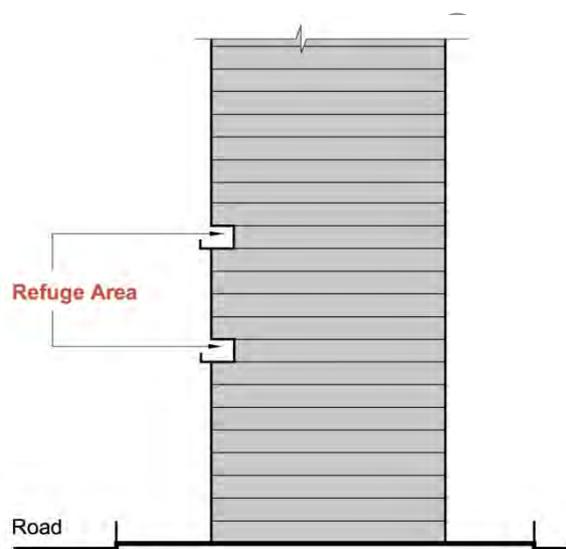
The expression of "Public Purpose" includes:

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

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

### 2.141 Refuge Area

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



### 2.142 Retention of Non-conforming Activity

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

### 2.143 Research Center

Means a Building completely dedicated for carrying out research in a particular field.

### 2.144 Restaurant

Means a commercial establishment where meals are prepared and served to customers

### 2.145 Road/Street

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

#### **2.146 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.

#### **2.147 Road/Street Line**

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

#### **2.148 Road Width or Width of Road / Street**

Means the whole extent of space within the boundaries of a road when applied to a new road/street, as laid down in the city survey, development plan, Town Planning Scheme or prescribed road lines by any act or law. The clear average width of the existing carriage way and footpaths only on which the building or plot line abuts. The average width shall be computed by taking length of street between two extreme points on Building-unit abutting the street at right angles to the direction of such streets excluding the steps projections, forecourts, open areas of other spaces in front of the building erected or intended to be erected. However in case where a regular line of street is prescribed by the Competent Authority, such width shall be considered for the purpose of computing building height.

#### **2.149 Roof Exit**

Means a means of escape with access on to the roof of a building.

#### **2.150 Row House**

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

#### **2.151 School**

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

##### **2.151.1 Pre-School**

Means a nursery or kindergarten for children.

##### **2.151.2 Primary School**

Means a school for children starting from standard 1<sup>st</sup> up to standard 8<sup>th</sup>

##### **2.151.3 Secondary School**

Means a school for children starting from standard 9<sup>th</sup> up to 10<sup>th</sup>

##### **2.151.4 Higher Secondary School**

Means a school for children from standard 11<sup>th</sup> and 12<sup>th</sup>

#### **2.152 Service Apartment**

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

### 2.153 Service Road

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

### 2.154 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"

### 2.155 SEZ

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

### 2.156 Shop

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

### 2.157 Shopping Center or Commercial Center

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

### 2.158 Shopping Mall

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

### 2.159 SIR

Means a Special Investment Region as per the Gujarat Special Investment Region Act No-2, 2009 as amended by time to time subject to this regulation.

### 2.160 Skip Floor

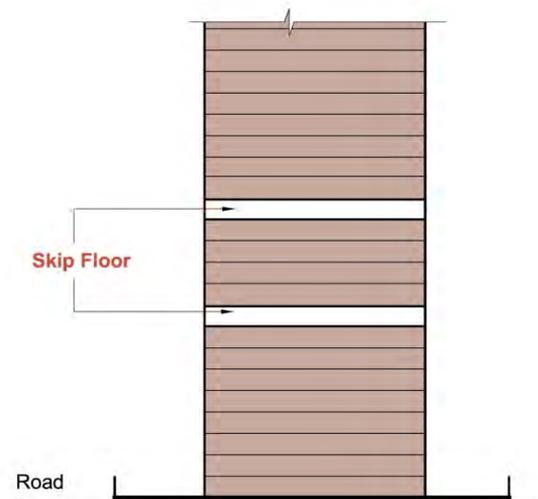
A floor designated for holding occupants in a high-rise residential buildings during fire calamities, till the time they are rescued. This floor might include refuge area. Skip floor may be used as service areas excluding habitable uses.

### 2.161 Slum Rehabilitation

Means the Rehabilitation And Development carried out as per The Rehabilitation and Redevelopment Act - 2010 as amended by time to time subject to this regulation.

### 2.162 Solar Assisted water heating system

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



### 2.163 Special Building

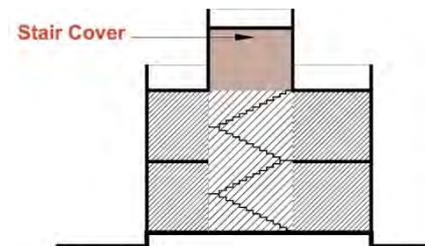
Means a building used or visited by large numbers of people, such as cinema theatre, drive in-theatre, assembly hall or auditorium, town hall, lecture hall, exhibition hall, theatre, museum, stadium, community hall, marriage hall, multiplex, shopping mall, telephone exchange.

### 2.164 Sports Complex

Means an establishment designed to provide facilities for a range of sports and leisure activities.

### 2.165 Stair Cabin or Stair Cover

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



### 2.166 Staircase

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

### 2.167 Stairwell

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

### 2.168 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.

### 2.169 Swimming Pool

Means a structure, in open-air or enclosed, often a concrete-lined excavation of rectangular shape, which is filled with water and used for swimming.

### 2.170 Temporary Structure

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

### 2.171 Tenement Building

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

### 2.172 Theatre

Means a building designed for the performance of plays, operas or motion-picture shows etc.

### 2.173 Township

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

### 2.174 Tradable Development Rights (TDR)

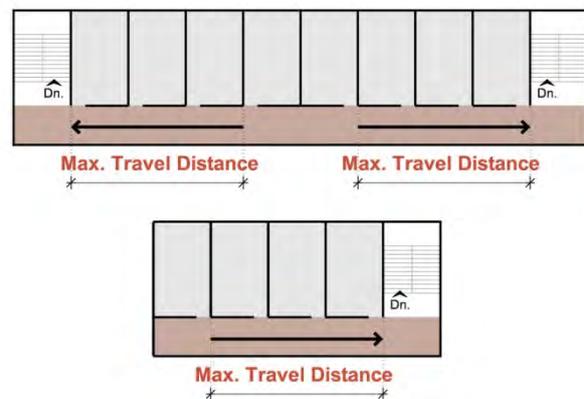
Means an incentivisation mechanism by which the Tradable Floor Space assigned to one building can be traded for use on another building-unit. The competent authority shall identify the buildings eligible for selling the TDR, amount of floor space available for trading (as specified in 10.4.3).

### 2.175 Training Center

Means a place where people undergo skills training for work. Typically private training institutes for various professional exams.

### 2.176 Travel Distance

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



### 2.177 Trunk Infrastructure

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

### 2.178 University

Means an institution of higher education and research which grants academic degrees in a variety of subjects and provides both undergraduate education and postgraduate education.

### 2.179 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.

### 2.180 Use

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

### **2.181 Use- Agricultural**

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

### **2.182 Use- Assembly**

Means a building or place or part thereof that is used for congregation of people for the cultural, recreational or social purpose such as auditorium, town hall, theatre hall, cinema theatre, exhibition hall, party plot, community hall, banquet hall, dance hall, multiplex, shopping mall, stadium.

### **2.183 Use- Business**

Means any building or place or part thereof used for transaction or keeping of books and records such as offices, banks, professional establishments, court houses. Use for office includes work for the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation.

### **2.184 Use- Commercial**

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

### **2.185 Use- Dwelling**

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

#### **2.185.1 Detached Dwelling**

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

#### **2.185.2 Semi-detached Dwelling**

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

#### **2.185.3 Multi-storied Dwelling**

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

### **2.186 Use- Educational**

Means a building or place or part thereof that is exclusively used for a preschool, school, college, recognised by the appropriate Board or University, or any other Competent Authority involving assembly for instruction, education or recreation, incidental to educational use. Such use includes other incidental uses such as a library or a research institution, quarters for essential staff to reside in the premises, and a building used as a hostel for an educational institution whether situated in its campus or not.

### **2.187 Use- Hospitality**

Means a commercial establishment in building or place or part there of providing lodging and usually meals, entertainment, and various personal services to public on a short-term basis.

### **2.188 Use- Industrial**

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

### **2.189 Use- Institutional**

Means a building or place or part thereof used for healthcare facility such as medical centre, hospitals, nursing homes and care centres for elderly, destitute, orphans, abandoned women, children and infants.

### **2.190 Use- Mercantile**

Means a building or place or part thereof used for display and sale of wholesale or retail goods or merchandise, including ancillary uses such as office, storage and service facilities in the same premise. This use includes shops, stores, markets, shopping centre, shopping mall, wholesale market.

### **2.191 Use- Public Utility**

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

### **2.192 Use- Public Institutional**

Means institutional facilities in a building or premise or part there of, constructed by Government, Semi-Government organisations, public sector undertakings, registered Charitable Trusts for non-profitable public activities This includes institutional buildings such as- Police Station, Medical facility, Public Library, Civic Centre, Ward and Zonal Offices for Appropriate Authority.

### **2.193 Use- Residential**

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

### **2.194 Use- Religious**

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

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

#### **2.195 Use- Storage**

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

#### **2.196 Ventilation**

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

#### **2.197 Waste**

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

#### **2.198 Water Closet (W.C)**

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

#### **2.199 Water Course**

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

#### **2.200 Water Body/ Talav/ Lake**

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

#### **2.201 Warehouse**

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

#### **2.202 Wayside Shop**

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

#### **2.203 Wholesale**

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

#### **2.204 Window**

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

### **2.205 Wood Workshop**

Means a small establishment where large logs of woods are cut and stored or in some case manufacturing or handicrafts of wooden materials like plywood, artefacts, etc are carried out.

### **2.206 Zoo**

Means a garden or park where wild animals are kept for exhibition.

Speciman Copy not for sale

**Speciman Copy not for sale**

**Section B:**  
Procedure Regulations



## 3.0 Development PERMISSION AND BUILDING USE PERMISSION

---

### 3.1 Development Permission Required

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

### 3.2 Development Permission Not Required

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

### 3.3 “Grant of a Development Permission”

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

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

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

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

#### 3.3.1 “Liability”

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

### **3.4 “Development Requirements”**

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

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

### **3.5 “Lapse of Development Permission”**

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

### **3.6 “Cancellation of Development Permission”**

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

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

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

### **3.7 Unauthorized Building**

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

#### **3.7.1 Dealing with Unauthorized Building**

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

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

In case of unauthorised development, the Competent Authority shall:

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

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

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

In cases where development has already started/commenced on site without obtaining Development Permission, but where this development is in accordance with these Regulations, the Competent Authority may grant Development Permission on the merits of each individual case. Such development will be considered unauthorised and over and above the Development Permission Scrutiny fees as leviable and stipulated in Schedule 3, penalty shall be charged as per Schedule 6.

### **3.8 Procedures for Obtaining, Revising and Revalidating a Development Permission**

#### **3.8.1 Obtaining a Development Permission**

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

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

#### **3.8.2 Revising a Development Permission**

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

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

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

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

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

### **3.8.3 Revalidating a Development Permission**

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

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

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

## **3.9 Building Use Permission Required**

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

### **3.10 "Grant of Building Use Permission"**

Grant of a Building Use Permission by the Competent Authority shall mean an acceptance that the construction of the building has conformed to the sanctioned design requirements as per Regulation 3.4 and that the Owner may use the building in conformity with the Sanctioned Use of the building.

Grant of a Building Use Permission does not constitute acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the Competent Authority liable in any way in regard to:

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

- (e) Safety of the users of the building
- (f) NOC from Appropriate Authority
- (g) Structural reports and structural drawings

### **3.11 “Revocation of Building Use Permission”**

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

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

### **3.12 Unauthorized Use of Building**

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

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

#### **3.12.1 Dealing with Unauthorized Use of Building and Unsafe Buildings**

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

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

If a use of a building or part of a building is deemed to be Unauthorized Use solely on account of a Building Use Permission not having being obtained prior to use being made of the building or part of a building and if the said use of building is in conformity with Development Regulations prescribed in Section C – Planning Regulations and with Section D – Performance Regulations, the Owner may apply for a Building Use Permission. Further use of building or part of a building may be undertaken after obtaining a valid Building Use Permission. Penalty for undertaking such Unauthorized Use of building or part of a building shall be payable before a Building Use Permission is granted and is stipulated in Schedule 16.

### 3.13 Procedure for Obtaining Building Use Permission

#### 3.13.1 Building Use Permission

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

#### 3.13.2 Permission to Change a Sanctioned Use of a Building

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

The Sanctioned Use of a building may be changed provided that the new use complies with these regulations.

The procedure for changing the Sanctioned Use of a building or part of a building is specified in Regulation No. 7.2.

### 3.14 Relaxation

#### 3.14.1 "Grant of Relaxation"

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

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

- i. competent authority;
- ii. government;
- iii. government undertakings;

Competent Authority may for reasons to be recorded in writing relax or waive any of the regulations in the public interest. Provided that no relaxation or waive of any of the development regulations concerning maximum built-up-area on any floor, common plot, common open plot, marginal open space, F.S.I., parking and provisions of buildings taller than 15mts shall be made.

2. Notwithstanding anything contained in foregoing regulations in case where these regulations cause hardships to the owners because of their application to the alterations not involving addition to the existing structures erected prior to the coming into force of these regulations, the competent authority after considering the merits of each individual case may relax or waive, for reasons to be recorded in writing and regulation without causing any adverse effects on the fire and structural safety requirements for the buildings. Provided that this relaxation shall not be made in any regulations for buildings taller than 15mts.
3. In the case of existing Building-units for which the layout and sub-division may have been approved by a Competent Authority; or Building-units affected by road widening; and by the Development Plan proposals made in the Development Plan, if the Competent Authority is of the opinion that such Building-units have become incapable of reasonable development unless all or any of the requirements of Planning Regulations are suitably relaxed or waived

the Competent Authority may, for reasons to be recorded in writing, relax the requirement of the above mentioned regulations.

4. No relaxation in FSI shall be made in any of the regulations meant for any Building-unit having height more than 15mts. Irrespective of provisions made above, in case of development for religious building, e.g. temple, church, mosque, *agiari* etc. up to 0.6 FSI only.

### **3.15 Competent Authority to Clarify and Interpret Provisions of the Regulations**

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

1. Decide on matters where it is alleged that there is an error in any order, requirement, decision or determination made by any Competent Authority under delegation of powers in Regulations or interpretation in the application of these Regulations.
2. Interpretation of road alignment as per site situation.
3. Authorize the erection of a building or the use of premises for a public service undertaking for public utility purposes only, where he/she finds such an authorization to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any land use classification.
4. In specific cases where a clearly demonstrable hardship is caused, the Competent Authority may, for reasons to be recorded in writing by special permission, permit any of the dimensions prescribed in these Regulations to be modified, except those relating to Floor Space Indices unless otherwise permitted under these regulations, provided that the relaxation shall not affect the health, safety, fire safety, structural safety and public safety of the inhabitants of the building and its neighbourhood.

### **3.16 Development Undertaken on Behalf of Government and Appropriate Authority**

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

As per the provisions of Section 39 of the Act and Rule 15 of the Rules, the Office-in-Charge of a Government Department shall inform in writing to the Competent Authority of the intention to carry out development for its purpose along with such development or construction along with other required documents and drawings as stipulated in Schedule 21.

### **3.17 Penalties**

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

## 4.0 RESPONSIBILITIES OF OWNER AND/OR developer AND PERSONS ON RECORD

---

### 4.1 Registration of Persons on Record (POR)

#### 4.1.1 Registering with the Competent Authority

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

#### 4.1.2 Minimum Qualifications and Competence Requirements

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

#### 4.1.3 Registration Fee

Registration Fee for registering as Persons on Record with the Competent Authority shall be determined by the Competent Authority and are specified in Schedule 8. The fees shall be revised from time to time.

### 4.2 Revocation of Registration

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

### 4.3 Responsibilities of Owner or Developer

#### 4.3.1 Owner or Developer to Apply for a Development Permission

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

#### 4.3.2 Responsibilities of Owner or Developer

The Owner or Developer shall:

1. be responsible for ensuring that the building complies with Development Regulations
2. appoint an Architect on Record / Engineer on Record to ensure compliance with all procedural requirements specified in Section B: Procedure Regulations, and to certify that the architectural design and specifications of the proposed building comply with the regulations in Section C – Planning Regulations and with Section D – Performance Regulations

3. appoint a Structural Engineer on Record to certify that the structural design and specifications of the proposed building comply with these regulations
4. appoint a Clerk of Works on Record irrespective of type of building/construction in all Building-units having proposed built-up areas more than 1000 sq.mts. for over all constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than ten such site at a time.
5. certify along with the Clerk of Works on Record that the construction of the building has been undertaken as per detailed design and specifications stipulated by the Architect on Record or Engineer on Record and the Structural Engineer on Record
6. obtain a Development Permission from the Competent Authority prior to commencement of building
7. submit construction progress reports and certificates as required to the Competent Authority
8. obtain a Building Use Permission prior to making use or occupying the building
9. not cause or allow any deviations from the sanctioned drawings in the course of the execution of the project against the instruction of Architect /Engineer / Structural Designer /Clerk of Works and shall bear all responsibility for any irregularity committed in the use and function of the building or its parts for which the approval has been obtained.
10. ensure that no construction is undertaken during the period that the Development Permission has lapsed or has been revoked
11. provide adequate safety measures for structural stability and protection against fire hazards likely from installation of services like electrical installation, plumbing, drainage, sanitation, water supply or any other requirements under the regulations.
12. ensure that only names of persons on record are displayed on site and no additional names are mentioned.
13. be required to produce the construction documents and its intended use as per sanctioned plan to any prospective buyer.
14. Approval of drawings and acceptance of any statement, documents, structural report, structural drawings, progress certificate, or building completion certificate shall not charge owner, engineer, architect, clerk of work and structural designer, Developer from their responsibilities, imposed under the act, the Development Regulations and the law of tort and local Acts.
15. The land owner shall be held responsible if any unauthorized construction, Addition and Alteration is done without prior permission of Competent Authority.
16. Take adequate measures to ensure that in the course of his work, no damage is caused to the work under construction and the adjoining properties, no undue inconvenience is caused to the people in neighbourhood and no nuisance is caused to traffic & neighbouring people by way of noise, dust, smell, vibration etc.

#### **4.4 Responsibilities of all POR**

1. They shall inform the Competent Authority of their employment/assignment / resignation for any work within 7 days of the date of such employment / assignment / resignation.
2. They shall prepare and submit all plans, new or revised as applicable, documents and other details as required, in a neat, clean and legible manner and on a durable paper properly arranged and folded in accordance with the prevailing Regulations along with the soft copy showing this data.

3. They shall submit plans, documents and details without any scratches or corrections. Only small corrections will be permitted with proper initials. They shall correctly represent all the site conditions including mature trees.
4. They shall personally comply with all requisitions/ queries received from the Competent Authority in connection with the work under their charge, promptly expeditiously and fully at one-time. Where they do not agree with requisitions/ queries, they shall state objections in writing, otherwise for non-compliance of any requisition/query within stipulated time, the plans and applications shall be filed forthwith, and shall not be re-opened.
5. They shall immediately intimate to the owners the corrections and other changes they make on the plans, documents and details as per requisitions/queries from the Competent Authority.
6. They shall clearly indicate on every plan, document & submission, the details of their designation such as registered AOR, EOR, SEOR, COWOR and FPCOR with registration number, date, full name and their address below the signature for identification.
7. They or their authorised agent or employee, shall not accept the employment for preparation and submission of plans-documents and supervision of any work if the same is intended or proposed to be or being executed or already executed in contravention of any Regulations or rules under the Act.
8. Approval of drawings and acceptance of any statement, documents, structural report, structural drawings, progress certificate, or building completion certificate shall not charge owner, engineer, architect, clerk of work and structural designer, Developer, Owner. From their responsibilities, imposed under the act, the Development Regulations and the law of tort and local Acts.
9. They shall study and be conversant with the provision of the Local Acts, the rules and made there under, The Gujarat Town Planning and Urban Development Act-1976, the rules and regulations made there under, policy orders and standing orders approved by the Competent Authority and the other instructions circulated by the competent Authority and the provisions in force from time to time along with the instructions printed/mentioned on prescribed application form & permission letter.

#### 4.5 Responsibilities of Individual Persons on Record

Responsibilities of Persons on Record shall be as follows:

##### 4.5.1 Architect on Record (abbreviated as AOR)

The Architect on Record shall:

1. be the Person on Record responsible for ensuring compliance with all procedural requirements specified in Section B – Procedure Regulations, of these Regulations.
2. scrutinize and verify the architectural design and specifications of the proposed building
3. certify that the architectural design and specification of the proposed building comply with these Regulations using the format prescribed in Form No. 2
4. immediately inform the Competent Authority in writing, if in his/her opinion, the construction of the building is not being undertaken in accordance with the sanctioned design requirement in a format as per Form No. 3
5. inform the Competent Authority in writing, within 7 working days, if for any reason he/she is relieved of his/her responsibilities or he/she relieves himself of responsibility as the Architect on Record for the building using the format prescribed in Form No. 4. In case of

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

6. on behalf of the owner, submit the progress certificates, completion certificates and obtain the Building Use Permission as required under the regulations.
7. inform the Competent Authority immediately on termination of the services of the SEOR or COWOR and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted in the Competent Authority within 7 days of his appointment.
8. instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
9. instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development.

#### **4.5.2 Engineer on Record (abbreviated as EOR)**

The Engineer on Record shall:

1. be the Person on Record responsible for ensuring compliance with all procedural requirements specified in Section B – Procedure Regulations, of these Regulations
2. scrutinize and verify the structural design and specifications of the proposed building
3. certify that the structural design and specification of the proposed building comply with these Regulations using the format prescribed in Form No. 2A
4. immediately inform the Competent Authority in writing, if in his/her opinion, the construction of the building is not being undertaken in accordance with the sanctioned design requirements, in the format stipulated in Form No.3
5. inform the Competent Authority in writing, within 7 working days, if for any reason he/she is relieved of his/her responsibilities or he/she relieves himself/herself of responsibility as the Engineer on Record for the building using the format prescribed in Form No. 4. In case of termination of services as Engineer on Record, inform the Competent Authorities about the stage of work at which services are terminated. The registered Engineer appointed as replacement of the preceding Engineer shall inform within 7 days about his/her appointment on the job, and inform the Competent Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he/she is taking over the charge. After Competent Authority has inspected the site for his/her report, the newly appointed Engineer shall allow the work to proceed under his/her direction.
6. on behalf of the owner, submit the progress certificates, completion certificates and obtain the Building Use Permission as required under the regulations.
7. inform the Competent Authority immediately on termination of the services of the Structural Engineer on Record or Clerk of Works on Record and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of

appointment of such person is submitted in the Competent Authority within 7 days of his appointment.

8. instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
9. instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development.

#### **4.5.3 Structural Engineer on Record (abbreviated as SEOR)**

The Structural Engineer on Record shall:

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

#### **4.5.4 Clerk of Works on Record (abbreviated as COWOR)**

The Clerk of Works on Record shall:

1. undertake all necessary measures, including but not limited to, adequate inspection during construction to ensure that the construction of the building is undertaken as per detailed design and specifications stipulated by the AOR and by the SEOR
2. immediately inform the Competent Authority in writing, if in his opinion, the construction of the building is not being undertaken in accordance with the sanctioned design and specifications, in the format stipulated in Form No. 3.
3. bring to the notice of the SEOR and AOR/EOR any situation or circumstances which in his opinion are liable to endanger the safety of structure.
4. inform the Competent Authority in writing, within 7 working days, if for any reason he is relieved of his responsibilities or he relieves himself of responsibility as the Clerk of Works for the building using the format prescribed in Form No. 4. In case of termination of

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

5. on behalf of the owner, submit the progress certificates, completion certificates and obtain the Building Use Permission as required under the regulations.
6. deposit with the Competent Authority one set of working drawings of the works executed along with the progress certificates before proceeding to the next stage of the work.
7. inform the Competent Authority immediately on termination of the services of any of Person on Record and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted to the Competent Authority within 7 days of his/her appointment.
8. instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
9. instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development.
10. take adequate measures to ensure that no damage is caused to the work under construction and the adjoining properties.
11. ensure that no undue inconvenience is caused in the course of his work to the people in neighbourhood.
12. ensure that no nuisance is caused to traffic & neighbouring people by way of noise, dust, smell, vibration etc. in the course of the work
13. not be permitted to supervise more than ten independent Building-units at a given time as provided in Development Regulations.
14. be considered as a supervisor until the issue of Building Use Permission.

#### **4.5.5 Fire Protection Consultant on Record (abbreviated as FPCOR)**

The Fire Protection Consultant on Record shall be required for all buildings listed in Schedule 23 and shall:

1. undertake all necessary measures, including but not limited to, adequate inspection during construction to ensure that the construction of the building is undertaken as per detailed design and specifications stipulated by the AOR and by the SEOR.
2. certify that the design and specification of the proposed building comply with Fire Safety Regulations using the format prescribed in Form No. 2E
3. immediately inform the Competent Authority in writing, if in his opinion, the construction of the building is not being undertaken in accordance with the sanctioned design and specifications stipulated by the AOR or EOR and the SEOR, using the format prescribed in Form No. 3
4. bring to the notice of the SEOR and AOR or EOR any situation or circumstances which in his opinion are liable to endanger the fire protection and safety of structure.
5. inform the Competent Authority in writing, within 7 working days, if for any reason he is relieved of his responsibilities or he relieves himself of responsibility as the FPCOR for the

building using the format prescribed in Form No. 4. In case of termination of services as Fire Protection Consultant, inform the Competent Authorities about the stage of work at which services are terminated. The registered FPCOR appointed as replacement of the preceding FPCOR shall inform within 7 days about his appointment on the job, and inform the Competent Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he is taking over the charge. After Competent Authority has inspected the site for his report, the newly appointed architect shall allow the work to proceed under his direction.

6. instruct the relevant agency that adequate provisions are made for fire prevention and safety during construction and development.

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

##### **4.6.1 Change of Ownership**

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

##### **4.6.2 Change in Persons of Record**

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

#### **4.7 Revocation of Development Permission in case of Misrepresentation and De-registering of Person on Record**

The Competent Authority may revoke a Development Permission if:

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

**4.8 For the purpose of safety requirement for the building height above 45 mtrs.**

(1) DEFINITION

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

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

(b) Structure Design shall comprise of:-

- I. report specifying the details of design, calculations, the codes which are followed, the specification of materials and other relevant required testimonials;
- II. Drawings;
- III. test reports.

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

- I. Master degree in structure design or its equivalent awarded by the recognized university;
- II. 15 years' experience in structural design of building and should have at least design 10 buildings having height more than 40 mtrs.

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

- i. Bachelor degree in civil engineering or its equivalent awarded by the recognized university;
- ii. 10 years' experience in supervision of structural design implementation of building and should have at least supervised 10 buildings having height more than 40 mtrs.

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

## 2 PROCEDURE

- a) Along with the application for development permission the owner, in addition to the requirements of GDCR, shall submit the structure design and the audit report of structural expert
  - b) The audit report submitted under sub-rule (1) shall be the report of the structure expert certifying that structure design submitted complies with the relevant provisions of codes/standards applicable for the purpose of design.
  - c) Before the issue of development permission, the committee shall review the structure design and the audit report.
  - d) During the erection of building the owner or the developer as the case may be shall in addition to whatever specified in GDCR shall appoint a site supervisor.
  - e) The site supervisor, at each stage, shall give his report specifying that the erection carried out is in conformity with the structure design as audited by structural expert.
  - f) The owner or the developer as the case may be shall along with other requirement of GDCR, at the completion of each stage submit to the competent authority the report of site supervisor.
- 3 The front marginal space shall be kept at ground level and no construction or erection shall be done which may become an obstacle to parking.
  - 4 For the purpose of security CCTV Cameras, public address system and the control room have to be provided.
  - 5 The measures taken for security and fire safety shall be reviewed yearly by the Ahmedabad Municipal Corporation."

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

---

### 5.1 Obtaining a Development Permission

#### 5.1.1 Application

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

Form No. 5 for Buildings, and for Sub-division and Amalgamation;

Form No. 5A for Brick Kiln, Mining and Quarrying

#### 5.1.2 Scrutiny Fees

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

#### 5.1.3 Drawings, Specifications and Documents

Drawings, specifications and documents to be submitted along with Application for Obtaining a Development Permission shall be determined by the Competent Authority and are listed in:

Schedule 4a for Buildings;

Schedule 4b for Sub-division and Amalgamation;

Schedule 4c for Brick Kiln, Mining and Quarrying.

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

#### 5.1.4 Scrutiny of Application

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

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

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

#### 5.1.5 Grant or Refusal of a Development Permission

Development Permission shall be granted to the applicant when the Competent Authority is satisfied that the design and specification of the proposed building comply with the Development Regulations. On receipt of the application for Development Permission, the Competent Authority may grant or refuse permission to the applicant as per the provisions of the Act within ninety days from the date of payment of the Scrutiny fees. The permission may be

granted with or without conditions or subject to any general or special orders made by the State Government in this behalf.

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

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

#### **5.1.6 Penalties**

Penalties for not complying with Regulation No. 5.1 are stipulated in Schedule 6.

## **5.2 Revising a Development Permission**

### **5.2.1 Application**

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

### **5.2.2 Fees**

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

### **5.2.3 Drawings, Specifications and Documents**

Drawings, specifications and documents to be submitted along with Application for Revising a Development Permission shall be determined by the Competent Authority and are listed in Schedule 4a, 4b and 4c for the respective uses. The format for submission of drawings, specifications and documents is specified in Schedule 5.

### **5.2.4 Scrutiny of Application**

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

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

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

### **5.2.5 Grant or Refusal of a Revised Development Permission**

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

### **5.2.6 Penalties**

Penalties for not complying with Regulation No. 5.2 are stipulated in Schedule 6.

## **5.3 Revalidating a Development Permission**

### **5.3.1 Application**

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

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

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

### **5.3.2 Fees**

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

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

### **5.3.3 Documents**

Documents to be submitted along with Application for Revalidating a Development Permission shall be determined by the Competent Authority and are listed in Schedule 10. The format for submission of documents is specified in Schedule 5.

### **5.3.4 Scrutiny of Application**

The Competent Authority shall undertake scrutiny of the Application for Revalidating a Development Permission, in context of proposals of Draft Development Plan-2021, and communicate queries pertaining to the application.

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

### **5.3.5 Grant or Refusal of a Revalidated Development Permission**

A Revalidated Development Permission in the format prescribed in Form No. 7 shall be issued to the applicant when the Competent Authority is satisfied that the design and specification of the

proposed development comply with the Development Regulations. Reasons for grant or refusal of Revalidating a Development Permission shall be communicated to the applicant.

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

#### **5.3.6 Penalties**

Penalties for not complying with Regulation No. 5.3 are stipulated in Schedule 6.

Speciman Copy not for sale

## 6.0 PROCEDURE DURING CONSTRUCTION

---

### 6.1 Inspection of Construction

#### 6.1.1 Inspection of Construction at Any Time

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

#### 6.1.2 Inspection where Development Permission is Granted

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

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

For buildings listed in Schedule 23, the Chief Fire Officer (CFO) shall carry out inspections at appropriate intervals, to ensure that the fire protection requirements and measures for such building under construction are adequate and operational. CFO shall also satisfy himself that all elevators including fire lifts are duly tested and their test certificates are submitted to his satisfaction. If the above work is entrusted to a registered Fire Protection Consultant on Record, his reports shall be countersigned by the Chief Fire Officer.

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

### 6.2 Information to be Prominently Displayed on Site

It shall be the responsibility of the Clerk of Works on Record and the Owner to erect a notice board on the Building-unit displaying key information pertaining to the building. The notice board should be prominently visible, easily readable and should be located next to the primary access to the plot. The notice board/s should be maintained for the entire Period of Construction up to issue or grant of Building Use Permission. Failure to comply with this Regulation may result in revocation of the Development Permission. The information to be displayed is specified in Schedule 11.

### 6.3 Documents and Drawings to be Maintained on Site

It shall be the responsibility of the Clerk of Works on Record and the Owner for the building to keep all the documents and drawings listed in Schedule 12 on the site, at all times after issuing Notice of Commencement of Construction to the Competent Authority up to the issue or grant

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

## **6.4 Reducing Inconvenience and Ensuring Safety during Construction**

### **6.4.1 Stacking, Storing and Disposal of Building Material**

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

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

### **6.4.2 No Damage or Undue Inconvenience during Construction**

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

### **6.4.3 Liability for Ensuring Safety during Construction**

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

## **6.5 Progress of Construction and Inspection - Development Permission**

### **6.5.1 Notice for Commencement of Construction**

The Owner and the Architect on Record for the building shall notify the Competent Authority their intention to commence construction at least 7 working days prior to commencing construction by filing a Notice of Commencement of Construction, in the format prescribed in Form No. 10. Failure to notify the Competent Authority before commencing construction may result in lapse of the Development Permission.

A set of detailed working drawings including structural details based on approved building plans shall be submitted along with the Form. In the case of individual residential buildings up to G+2

on a plot not more than 500 sq.mts in size, the Competent Authority shall not enforce, on request of the owner/developer, to submit such details.

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

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

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

#### **6.5.2 Development Permission may Lapse if Construction Not Commenced on Time**

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

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

#### **6.5.3 Competent Authority to be Notified of Progress of Construction**

The Owner or Developer and the Architect on Record or Engineer on Record shall be responsible for notifying the Competent Authority of progress of construction having been completed up to the stages stipulated in Schedule 13. Notice of Progress of Construction shall be made in the format prescribed in Form No. 11 and approved by the Persons on Record.

## 7.0 PROCEDURE FOR OBTAINING A BUILDING USE PERMISSION

---

### 7.1 Obtaining Building Use Permission

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

The Owner and the Architect on Record for the building shall be responsible for notifying the Competent Authority of completion of construction and for certifying that the construction complies with the sanctioned design and specifications. Notice of Completion of Construction and Compliance Certification shall be made in the format prescribed in Form No. 12, and shall be accompanied by documents and drawings as prescribed by the Competent Authority in Schedule 14. The format for submission of drawings, specifications and documents is specified in Schedule 5.

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

#### 7.1.2 Fees

Building Use Permission Fees shall be determined by the Competent Authority and are listed in Schedule 15. It shall be the responsibility of the Owner to deposit Building Use Permission Fees with the Competent Authority along with the Application for Obtaining a Building Use Permission.

#### 7.1.3 Final Inspection

Following receipt of the Notice of Completion of Construction and Compliance Certification, the Competent Authority shall undertake final inspection of construction for ensuring compliance to sanctioned design, specifications and other aspects of the building as stated in Schedule 22. The Competent Authority shall inform the applicant within 21 days of receipt of Notice of Completion of Construction.

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

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

#### 7.1.4 Grant/Refusal of Building Use Permission

The final inspection of the work and communication of the decision about the grant of the Building Use Permission shall be made by the concerned Competent Authority within 21 days

from the date of receipt of Notice of Completion of Construction and Compliance Certification. If the Competent Authority is satisfied that the construction of the building complies with the sanctioned design and specifications and other requirements as per Schedule 22, it shall grant a Building Use Permission in the format stipulated in Form No. 14. Reasons for grant/refusal of Building Use Permission shall be communicated to the applicant.

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

#### **7.1.5 Penalties**

Penalties for not complying with Regulation No. 7.1 are stipulated in Schedule 16.

## **7.2 Obtaining Permission to Change Sanctioned Use of Building**

### **7.2.1 Application**

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

### **7.2.2 Drawings, Specifications and Documents**

Drawings, specifications and documents to be submitted along with Application for Permission to Change Sanctioned Use of Building are listed in Schedule 14. The format for submission of drawings, specifications and documents is specified in Schedule 5 and Schedule 22.

### **7.2.3 Fees**

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

### **7.2.4 Scrutiny of Application**

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

### **7.2.5 Grant or Refusal of Permission to Change Sanctioned Use of Building**

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

### **7.2.6 Penalties**

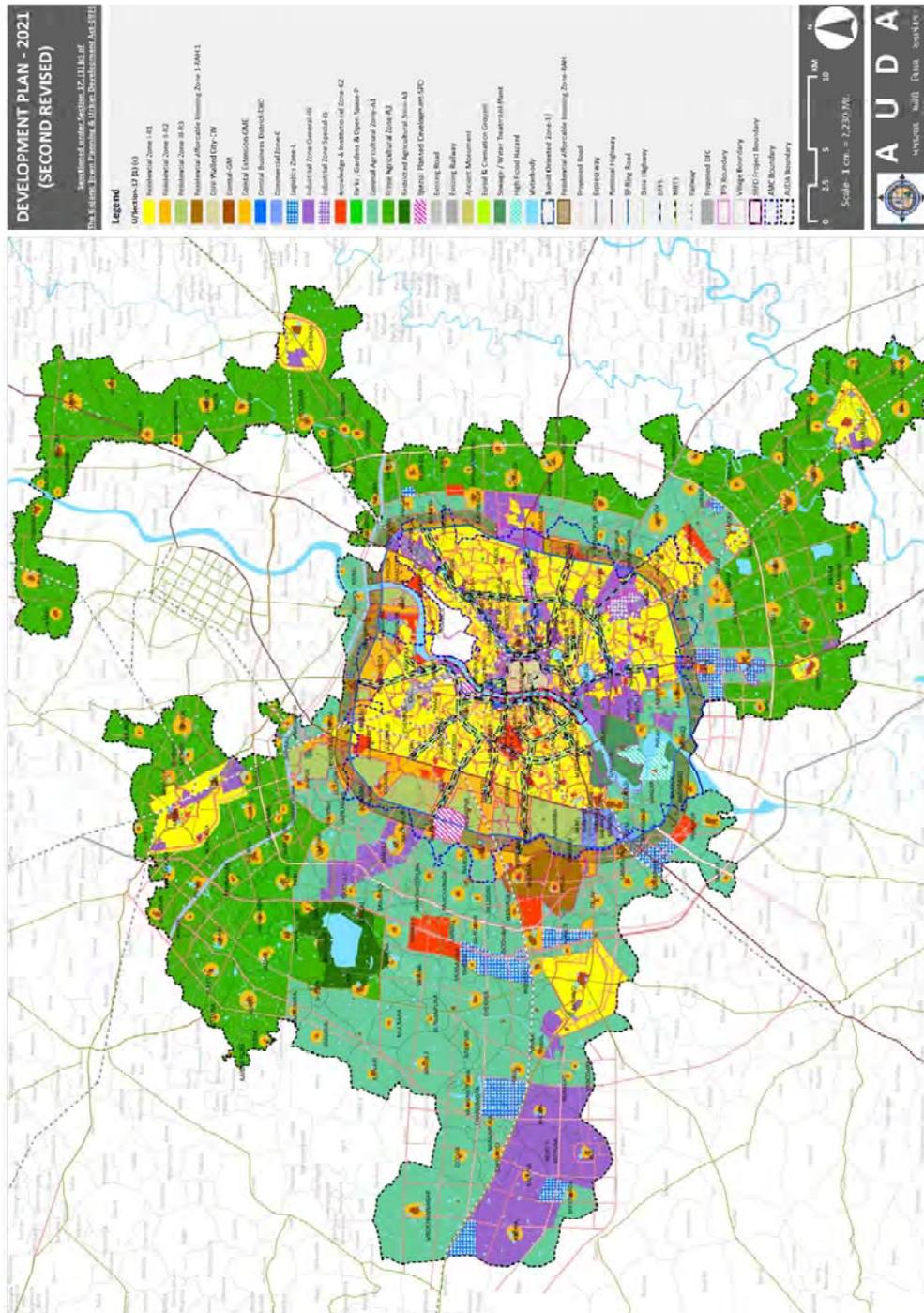
Penalties for not complying with Regulations No. 7.2 are stipulated in Schedule 16.

Speciman Copy not for sale

**Section C:**  
Planning Regulations



## 9.0 USE AND ZONE



For details, refer to the proposed Land Use Map of the Revised Development Plan 2021

## 9.1 Concept of Zones

### 9.1.1 Core Walled City (CW)

This zone has been exclusively identified for promoting conservation of heritage structures and the urban fabric within the walled city.

### 9.1.2 Gamtal (GM)

This zone constitutes of gamtals having a traditional, organic character and compact development. This zone is identified to conserve this traditional character.

### 9.1.3 Gamtal Extension (GME)

This zone acts as a buffer zone for gamtals to allow their natural growth. It permits land use as per R2 zone.

### 9.1.4 Residential Zone I (R1):

This is the main zone of the city covering the largest area. It includes residential, commercial and mixed land use. The buildings in R1 zone can range from single dwelling units per plot to multi-storey high-rise buildings.

### 9.1.5 Residential Zone II (R2):

This zone permits land uses similar to Residential Zone I but at a lower density.

### 9.1.6 Residential Zone III (R3):

This zone is the residential area in the city having primarily detached dwelling units. The minimum area of a Building-unit in this zone is 1000 sq.mts. The maximum permissible height is 8mts, maximum ground coverage is 15% of the plot area and FSI of 0.3.

### 9.1.7 Commercial Zone (C):

This zone includes certain areas of the city within Sardar Patel Ring Road with predominantly commercial land use. This zone also permits high-density housing.

### 9.1.8 Logistics Zone (L):

This is the main logistics zone in the city. It includes the areas of the city beyond Sardar Patel Ring Road with land use predominantly for freight transportation, storage and distribution. This zone permits residential dwelling units only for workers and other public utility service staff working within the logistics premises, having maximum built up area per unit of 66 sq.mts, using a maximum of 20% of total utilised FSI of the plot area.

### 9.1.9 Industrial Zone – General (IG):

This zone supports all types of light industries that include small scale factories, transport terminals, etc. except hazardous industries. Other non-hazardous uses like residential buildings for industrial workers, commercial and institutional buildings supporting the existing industries are also permitted.

Dwelling units are permitted only for industrial workers and other public utility service staff

working within the industrial premises, having maximum built up area per unit of 66 sq.mts using a maximum of 20% of total utilised FSI of plot area. Dumping of solid industrial wastes is permitted subject to N.O.C. and conditions laid down by Pollution Control Board.

**9.1.10 Industrial Zone – Special (IS):**

This zone supports only obnoxious and high hazard industries including storage of inflammable goods and petrol, LPG, CNG and eco-friendly fuel Fuelling stations. The residential dwellings in this zone are only for industrial workers requiring 24 hours of presence having maximum built up area up to 50 sq.mts per dwelling unit up to a maximum of 10% of the total utilised FSI of the plot area. Dumping of solid industrial wastes is permitted subject to N.O.C. and conditions laid down by Pollution Control Board.

**9.1.11 Closed Textile Mill Zone (CZ)**

This zone is primarily meant for redevelopment of closed textile mill lands.

**9.1.12 Knowledge and Institutional Zone (KZ):**

This zone is proposed to be developed with large scale educational and institutional facilities promoting the city as an educational hub supported by some residential and basic commercial facilities. Under this zone, uses such as small and large schools, colleges, research institutions, etc are permitted.

The residential facilities are permitted up to maximum of 20% of total utilised FSI. Along with these, the zone also permits commercial uses serving the educational campus being developed, such as ATM's, Banks, Restaurants, Shops etc. permitted up to maximum of 10% of total utilised FSI of the plot area.

**9.1.13 Parks, Gardens and Open Space (P):**

This zone is primarily meant for green open spaces such as parks and gardens in the city with minimal development which is limited to maximum FSI of 0.15 and a maximum permissible height of 8mts.

**9.1.14 Residential- Affordable Housing Zone (RAH):**

This zone is an Overlay Zone that permits predominantly residential development for providing Affordable Housing along with ancillary commercial uses except in Industrial Zone-General, Industrial Zone-Special, SPD-2 Science Park and on GIDC Estates.

**9.1.15 Transit Oriented Zone (TZ):**

This is an Overlay Zone which provides opportunity for mixed use and high density development along the Bus Rapid Transit (BRT) corridor and Metro Rail Transit (MRT) corridor except in Core Walled City, Residential Zone-III, Industrial Zone-General, Industrial Zone-Special (IS), SPD-2 Science Park and on GIDC Estates.

**9.1.16 Central Business District (CBD):**

This is the central business and commercial core of the city which includes a mix of offices, retail and other business uses, along with some residential developments. Local Area Plan, including

measures for plot utilisation, road widening, parking management and pedestrianization, shall be prepared for this zone.

**9.1.17 General Agricultural Zone (A1):**

Under this zone, the agricultural character of rural areas of AUDA area is demarcated. This zone has traditional agricultural activities practiced along with some allied activities.

**9.1.18 Prime Agricultural Zone (A2):**

Under this zone, the agricultural character of rural areas are demarcated. This zone allows only traditional agricultural activities.

**9.1.19 Special Planned Area Development- Sabarmati Riverfront Development (SPD-1):**

This zone can be classified as a special area that is planned and developed within the city that contains various uses along with adequate provision of open spaces, parks and gardens. This zone is located in 11.5kms of stretch along River Sabarmati covering about 200 Ha of land.

**9.1.20 Special Planned Area Development- Science Park (SPD-2):**

This zone can be classified as a special area that is planned and developed besides Science City in the area beyond S.G. highway to promote science and technology related educational and institutional facilities.

**9.1.21 Special Planned Area Development- Gandhi Ashram Special Development Area (SPD-3):**

This zone can be classified as zoning special area that is planned and developed near Gandhi Ashram and would promote the cultural and heritage value in the city.

**9.1.22 Special Planned Area Development- Knowledge Precinct (SPD-4):**

This zone can be classified as zoning special area that is planned and developed to promote the knowledge cluster value in the city.

## 9.2 Zoning Table

Sr. No.	Use Zone	Code	FSI-Permissible (Base)	FSI-Charge-able	FSI-Maximum Permissible	Permissible Uses
1	Core Walled City  (Regulation 10.0) u/s 12.(2)(a)	CW	2.0	Nil	2.0	Dwelling-1,2&3, Mercantile-1, Business, Religious, Educational-1, Institutional, Hospitality-1, Assembly-1, Sports & Leisure, Parks, Temporary Use, Public Utility, Public Institutional
2	Gamtal  (Regulation 11.0) u/s 12.(2)(a)	GM	2.0	Nil	2.0	Dwelling-1,2&3, Mercantile-1, Business, Religious, Educational-1, Institutional, Hospitality-1, Assembly-1, Sports & Leisure, Parks, Temporary Use, Public Utility, Public Institutional
3	Gamtal Extension  (Regulation 12.0) u/s 12.(2)(a)	GME	1.2	Nil	1.2	Dwelling-1,2&3 Mercantile-1, Business, Religious, Educational-1&2, Institutional, Hospitality-1, Assembly-1&4, Service Establishment, Sports & Leisure, Temporary Use, Parks, Public Utility, Public Institutional
4	Residential Zone I  (Regulation 13.0) u/s 12.(2)(a)	R1	1.8	0.9 within SP Ring Road	2.7	Dwelling-1,2&3; Mercantile-1&2, Business, Religious, Educational-1&2, Institutional, Hospitality-1&2, Assembly-1,2,3&4, Service Establishment, Sports& Leisure, Parks, Temporary Use, Public Utility, Public Institutional
				0.45 outside SP Ring Road	2.25	
5	Residential Zone II  (Regulation 13.0) u/s 12.(2)(a)	R2	1.2	0.6 within SP Ring Road	1.8	Dwelling-1,2&3, Mercantile-1&2, Business, Religious, Educational-1&2, Institutional, Hospitality-1&2, Assembly-1,2,3&4, Service Establishment, Sports& Leisure, Parks,
				0.6 for Bopal, TP1	1.8	

Sr. No.	Use Zone	Code	FSI- Permissible (Base)	FSI- Charge -able	FSI- Maximum Permissible	Permissible Uses
				and TP3		Temporary Use, Public Utility, Public Institutional
				Nil outside SP Ring Road	1.2	
6	Residential Zone III (Regulation 13.0) u/s 12.(2)(a)	R3	0.3	Nil	0.3	Dwelling-1, Religious Educational-1&2, Assembly-4, Parks, Public Utility, Public Institutional
7	Commercial Zone (Regulation 13.0) u/s 12.(2)(a)	C	1.8	0.9	2.7	Dwelling-3, Mercantile-1,2&3; Business; Religious, Institutional; Hospitality-1&2; Assembly-1,2,3&4; Service Establishment, Storage, Temporary Use, Public Utility, Public Institutional
8	Logistics Zone (Regulation 13.0) u/s 12.(2)(a)(d)(e)(g)	L	1	0.5	1.5	Dwelling-2&3- up to max. of 20% of utilised FSI with units of built-up area of 66sq.mts]; Mercantile-1,2&3; Business; Religious, Institutional; Hospitality-1&2; Assembly-1,2,3&4; Service Establishment, Industrial-1, Transport, Storage, Public Utility, Public Institutional
9	Industrial Zone – General (Regulation 13.0) u/s 12.(2)(a)	IG	1.0	0.8 for commercial use as per Govt. Notification	1.8	Dwelling-2&3- up to max. of 20% of utilised FSI with units of built-up area of 66sq.mts for industrial workers]; Mercantile-1, Business, Religious, Institutional, Hospitality-1&2, Assembly-1, Service

Sr. No.	Use Zone	Code	FSI- Permissible (Base)	FSI- Charge -able	FSI- Maximum Permissible	Permissible Uses
				No. GH/V/28 of 2011/D VP-152006-2045-L		Establishment, Industrial-1&2, Storage, Transport, Public Utility, Public Institutional, Mercantile-2 & 3 and Assembly-3
10	Industrial Zone – Special  (Regulation 13.0) u/s 12.(2)(a)	IS	1.0	Nil	1.0	[Dwelling-2&3- up to max. of 10% of total utilised FSI with units of built-up area up to 50sq.mts for industrial workers]; Religious, Service Establishment, Industrial-3&4, Storage, Transport, Public Utility, Public Institutional
11	Deleted					
12	Knowledge and Institutional Zone  (Regulation 13.0) u/s 12.(2)(a)	KZ	1.8	Nil	1.8	[Dwelling-1,2&3- up to max. of 20% of total utilised FSI]; [Mercantile-1, Business, Hospitality-1- up to max. of 10% of total utilised FSI]; Religious, Education-1&2, Institutional, Assembly-2, Sports & Leisure, Parks, Temporary Use, Public Utility, Public Institutional
13	Parks, Gardens and Open Space u/s 12.(2)(a)(k)	P	0.15	Nil	0.15	Parks, Sports & Leisure, Religious, Public Utility, Public Institutional
14	Residential Affordable Housing Zone-1  (Regulation 14.0)	RAH-1	As per Base Zone			As per Base Zone
			1.8 (for RAH-1 use only)	0.9 (For RAH-1 only)	2.7	Dwelling-3; [Mercantile-1, Business, Assembly-1, Service Establishment- up to max. 10% of total utilised FSI]; Public Utility, Public

Sr. No.	Use Zone	Code	FSI-Permissible (Base)	FSI-Charge-able	FSI-Maximum Permissible	Permissible Uses
						Institutional
				Nil	1.8	Educational-1&2, Institutional, Temporary Use
15	Deleted					
16	Central Business District  (Regulation 16.0) u/s 12.(2)(a)	CBD	1.8	3.6	5.4	Dwelling-1,2&3, Mercantile-1&2, Business, Religious, Educational-1&2, Institutional, Hospitality-1&2, Assembly-1,2&3; Service Establishment, Sports & Leisure, Temporary Uses, Parks, Public Utility, Public Institutional
17	General Agricultural Zone  (Regulation 17.0) u/s 12.(2)(a)	A1	As specified in Reg.17.0	Nil	As per Base FSI	Hospitality-2 (Hospitality-1 as applicable), Religious, Educational-1&2, Assembly-4, Institutional, Industrial-3, Transport, Storage, Agriculture-1,2&3, Sports & Leisure, Parks, Public Utility, Public Institutional, Provided that, service apartment, bread and breakfast, guest house, hotel, motel, lodging and boarding shall not be permitted. However Farm Houses specifically to be used for purpose of farming shall be allowed on a building unit having a minimum area of 4000 sqmtrs.
18	Prime Agricultural	A2	As specified	Nil	As per Base FSI	Education 1&2, Agriculture-1&3; Public Utility, Public

Sr. No.	Use Zone	Code	FSI- Permissible (Base)	FSI- Charge -able	FSI- Maximum Permissible	Permissible Uses
	Zone  (Regulation 17.0) u/s 12.(2)(a)		in Reg.17.0			Institutional, provided that, service apartment, bread and breakfast, guest house, hotel, motel, lodging and boarding shall not be permitted. However Farm Houses specifically to be used for purpose of farming shall be allowed on a building unit having a minimum area of 4000 sqmtrs
19	Special Planned Development (SPD) Zone- Sabarmati Riverfront Development u/s 12.(2)(a)	SPD-1	As applicable	Nil	As Applicable	As per SRFD Master plan
20	SPD- Science Park u/s 12.(2)(a)	SPD-2	As applicable	Nil	As Applicable	As applicable, with NOC from Council of Science Park, under Planning Regulation 22.2
21	SPD- Gandhi Ashram Special Development Area u/s 12.(2)(a)	SPD-3	As applicable	Nil	As Applicable	As allowed in R1 Zone, subject to Planning Regulation 22.1
21 A	Restricted Agriculture zone (Regulation no.17.0) u/s 12.(2)(c)	A3	As specified in regulation no.17.0	Nil	As per base FSI	Zoo and Botanical Garden and Any activity under take by under taken Government for infrastructure
<p>Note: Restricted Agriculture Zone-A3 means the Lands Bearing Survey Number as mentioned in the Gazette of India EXTRAORDINARY no.2439 PART II Section 3-sub-section (ii) Published on dated 18-10-2013 by Ministry of Environment and Forest (MoEF) Government of India.</p>						

### 9.3 Use Classification Table

Sr. No.	Use Classification	Uses
1	Dwelling-1	Detached dwelling unit
2	Dwelling-2	Semi-detached dwelling unit, Row House, Tenement, Cottage Industry, Pre-school
3	Dwelling-3	Apartment, Hostel, <i>Dharamshala</i> , Cottage Industry, Pre-school
4	Mercantile-1	Shop, Restaurant, Shopping Centre
5	Mercantile-2	Shopping Mall
6	Mercantile-3	Wholesale
7	Business	Offices for Individuals, Corporate Offices, Call centres, Training Centres, Clinic, Fitness Centre, Nursing Home
8	Educational-1	Preschools, Primary Schools, Secondary and Higher Secondary Schools.
9	Educational-2	College, Polytechnic, University
10	Assembly-1	Community Hall, Banquet Hall
11	Assembly-2	Convention Centre, Exhibition Hall, Auditorium, Planetarium, Stadium, Museum, Exhibition Halls
12	Assembly-3	Theatre, Multiplex, Drive-in Cinema, Clubs, Golf Course
13	Assembly-4	Party Plot, Garden Restaurants
14	Institutional	Research Centres, Hospital,
15	Religious	Temples, Church, Mosque, Gurudwara, Synagogue <i>Upashraya</i> , <i>Sant Niwas</i>
16	Hospitality-1	Bed and Breakfast, Guest House, Lodging and Boarding, Hotel, Motel, Serviced Apartment in Building Units with area less than 2000 sq.mts
17	Hospitality-2	Hotel, Motel, Serviced Apartment in Building Units with area of 2000 sq.mts or more
18	Sports and Leisure	Sports Complex, Swimming Pool, Playfield, Camping Ground, Facility for water sports, Theme/Amusement Park, Aquarium, Zoo and Botanical Garden
19	Parks	Gardens, Parks, Nursery, Botanical Garden, Green House, Play Fields, Forest,
20	Service Establishment	Auto Repair Workshop, Wood Workshop, Fabrication Workshops, Public-Garage
21	Industrial-1	All type of Light, Service Industries, Small Factories, Warehouses, Newspaper Printing Press, Concrete Batching Plant, stone cutting and polishing; Poultry Farm, Dairy , Assembly Plant
22	Industrial-2	All Industries except Hazardous Industries, Junk Yard, Textile Units, Ice Factory; Quarrying of Stone, Gravel and Clay; Dumping of Solid Waste
23	Industrial-3	Slaughter House, Meat Processing Units, Leather Processing

Sr. No.	Use Classification	Uses
		Units, Cold Storage
24	Industrial-4	Fuel Storage, Storage of inflammable materials, Thermal Power Plant, Power Plant, Gas Plant, Storage of Hazardous Materials, Hazardous Industries, Chemical Industries.
25	Storage	Warehouse, Godown, Cold Storage, Timber Mart, Steel Stockyard, Ice Factory
26	Transport	Truck Terminal, Bus Terminal (by private enterprise)
27	Agriculture-1	Horticulture, Dairy Development, Fisheries, Animal Rearing and Breeding, Natural Resource and Sanctuary, Tannery, Repair and Sale of agricultural equipment, Saw Mill, Brick Kiln, Concrete Batching Plant, Cemetery, Burial Ground, Regional Park, Way-side Shop, Agricultural Vocational Training
28	Agriculture-2	Agricultural Vocational Training, Mining and Quarrying, Dumping of Solid Waste, Shooting Range, Drive-in Cinema, Golf Course
29	Agriculture-3	Poultry Farm, Agro-based Godowns
30	Temporary Use	Fair, Circus, Exhibition, <i>Mela, Pandal</i>
31	Public Utility	Sub-station, Bus Station and Terminals, Fuelling Station, Parking, Multi-level Parking; Infrastructure for Water Supply, Purification Plant, Pumping Station, Electricity Sub-station; Drainage, Sanitation, Domestic Garbage Disposal Collection, Solid Waste Transfer Station; Pumping Station, Electricity, Purification Plant, Fire Stations. or any development activity carried out by appropriate authority for public purpose
32	Public-Institutional	Post Office; Postal, Telegraph, and Communication Networks; Police Station, Jail, Government and Semi-government Medical Facility; Ward and Zonal Offices for Appropriate Authority, Public Library, Civic Centre, Offices for Government and Semi-government, Banks. or any development activity carried out by appropriate authority for public purpose

## 9.4 Notes

### 9.4.1 Use and Zones

1. No development shall be permitted in area designated for water body, pond and talav in Development Plan excluding Sabarmati Riverfront Development. Margins to be maintained from a designated water body shall be as per Regulation 27.1.
2. The land designated under Section 12 (2) (0) of the Act, for public purposes, the uses shall be permissible as per the requirements of concerned department.
3. For land/plot allotted to Appropriate Authority under T.P.Scheme for Public Purpose shall be utilized for uses under 'Public Purpose' irrespective of the applicable Zone or road widths.
4. If there are conditions where the prevailing uses are in non-conformity with the notification

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

5. For all Zones, except Transit Oriented Zone and Residential Affordable Housing Zone, if the line of a Zone divides a Building unit, the maximum permissible FSI available on either parts of such Building-unit shall be as per the respective Zones. Such a Building-unit may be developed separately as per the regulations of the Respective Zones or as a contiguous development utilizing the combined maximum permissible FSI in the part of the building-unit which lies in the Zone with higher FSI.
6. Fuelling Stations, Public-Institutional and Public Utility shall be permitted in any Zone.
7. Regulations identified for Local Area Plan, when prepared for an area, shall prevail over these Regulations.

#### 9.4.2 Road

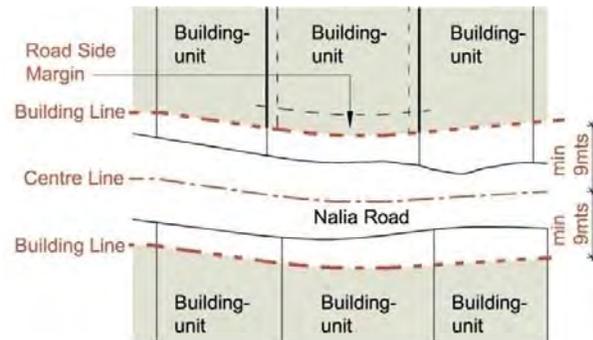
1. For Building-units along over-bridge or under-bridge, the total width of the DP/TP Road shall be considered for regulating permissible uses, margins and height for proposed buildings.
2. Road widths for considering permissible uses, margins and height for proposed buildings shall be as per the table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

No.	Width of Road as per Town Planning Scheme, Development Plan or any other govt. notification (in meters)	Width of Road considered for General Development Regulations (in meters)
1	9.14, 9.15, 9.16, 9.20, 9.25	9.0
2	12.10, 12.15, 12.18, 12.19, 12.20, 12.28, 12.3, 12.5	12.0
3	18.08, 18.22, 18.23, 18.25, 18.28, 18.29, 18.30, 18.43, 18.80	18.0
4	30.48, 30.50, 30.58	30.0
5	36.57, 36.58, 36.60	36.0
6	40.20, 40.23, 40.25	40.0

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

#### 9.4.3 Land-Locked Building-unit

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



#### 9.4.4 Building-unit in Non-T.P.Area

1. Where there is no town planning scheme, for a Building-unit/plot abutting on a Government Nalia Road,

the right of way/plot boundary shall be considered as minimum 9.0mts from the centre line of such Nalia Road. Road-side margin shall be considered from this imaginary plot boundary thus established.

2. In Non-T.P.Area and Agricultural Zone, the Development Permission shall be regulated as per the road network proposed by the Appropriate Authority.
3. For plots in Non-T.P. Areas, the applicable Zone, permissible uses and regulations shall be as per the original Survey No. of the owner.

#### **9.4.5 Relaxation in Floor Space Index (FSI)**

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

#### **9.4.6 Building Height**

1. The height of a Building shall be measured from the established Ground level to the top of the building in all cases.
2. Height for the following shall not be taken in to consideration in determining the total height of the building:
  - (a) Parapet,
  - (b) Stair-case cabin
  - (c) Water storage tank,
  - (d) Lift well, lift cabin with machine room above.

#### **9.5 Development Work to be in Conformity with the Regulations**

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

1. Any relaxation or special provisions mentioned against respective final plots shall prevail above these regulations.
2. For any proposed road network, the proposed roads as per Town Planning Scheme shall prevail.

## 10.0 CORE WALLED CITY

### 10.1 Introduction

#### 10.1.1 Heritage Conservation Plan

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

#### 10.1.2 Local Area Plan

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

### 10.2 Minimum Area of a Building-unit

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

### 10.3 Permissible Uses

#### 10.3.1 For Heritage Areas

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

#### 10.3.2 For Other Areas of Core Walled City

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

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

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

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

#### 10.4 Floor Space Index:

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

##### 10.4.1 Tradable Development Right (TDR)

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

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

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

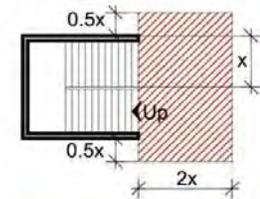
##### 10.4.2 Relaxation in Built-up and FSI

As per Planning Regulation 9.4.5.

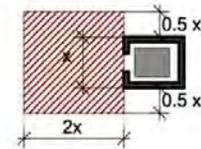
##### 10.4.3 Areas not counted towards computation of FSI:

- All interior open-to-sky spaces such as courtyards and chowk, utility ducts in any form, shape and size required by Regulations.
- Area used for parking at basement or hollow-plinth.
- Basement exclusively used for parking shall have minimum height of 2.8mts, and maximum height of 3.8mts, measured from finished basement floor level to finished plinth level. Only in case of mechanised parking, there is no restriction on maximum height or number of basement floors used for parking purpose.
- For basement provided exclusively for parking, other permissible uses shall be permitted up to a maximum area of 25% of the total built-up area of the basement floor. This non-

- parking area shall be calculated towards the computation of FSI.
5. Hollow plinth provided for parking with the following conditions:
    - (a) Such hollow plinth shall be provided within the building-unit except on road-side facade.
    - (b) Hollow plinth provided for the purpose of parking shall have maximum height of 3.5mts from finished ground level to finished first floor level and a minimum height of 3.0mts from finished ground level to finished first floor level.
    - (c) Hollow Plinth can have provision for electric meter room, room for telephone distribution board, bathroom, water room, servant room, and security cabin and entrance foyer if the total area does not exceed 15sqm. This area shall not be considered towards computation of FSI.
  6. Loft provided as per Performance Regulation 23.1.10 up to a maximum of 30% of the enclosing space.
  7. Staircase and stair cabin provided as per Performance Regulation 23.0 with the following conditions :
    - (a) Staircase with maximum intermediate landing width equal to the width of stair,
    - (b) Maximum landing width at floor level shall be three times the width of stair ( $x$  mts) including additional space ( $0.5x$  mts) provided at either side of the stair landing as common area ( illustrated across).
  8. Lift, lift well with lift cabin, stair cabin, lift landing of lift well and water tank, including the walls provided as per Performance Regulation 23.0 with the following conditions:
    - a. The width of the lift landing shall be considered equal to the maximum width of the lift well including walls ( $x$  mts) with an additional space ( $0.5x$  mts) at either side of the lift provided as common area as illustrated across.
    - b. The depth of the lift landing shall be two times the maximum width of the lift well including walls ( $x$  mts) as illustrated across.
  9. The width of the lift landing shall be considered twice the width of the lift well including walls including additional space provided at either side of the landing, and the depth shall be of twice the width of the lift well as illustrated across.
  10. Vehicular ramps and pedestrian ramps provided as per Performance Regulation 23.1.15
  11. Electric room and electric substation as specified by Competent Electric Company.
  12. Open-to-sky space used for solar-water heating system, outdoor units for air-conditioners or mechanical ventilation shall be exempt from FSI.



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



## 10.5 Permissible Ground Coverage

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

In case of open or partially built plot, the ground coverage shall be the entire area of the Building-unit.

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

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

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

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

## 10.6 Maximum Permissible Building Height

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

No.	Road Width (in meters)	Maximum Permissible Building Height (in meters)
1	Up to 7.5mts	Twice the width of the abutting road or open space
2	Above 7.5mts and up to 12mts	15.0
3	12.0mts and above	25.0

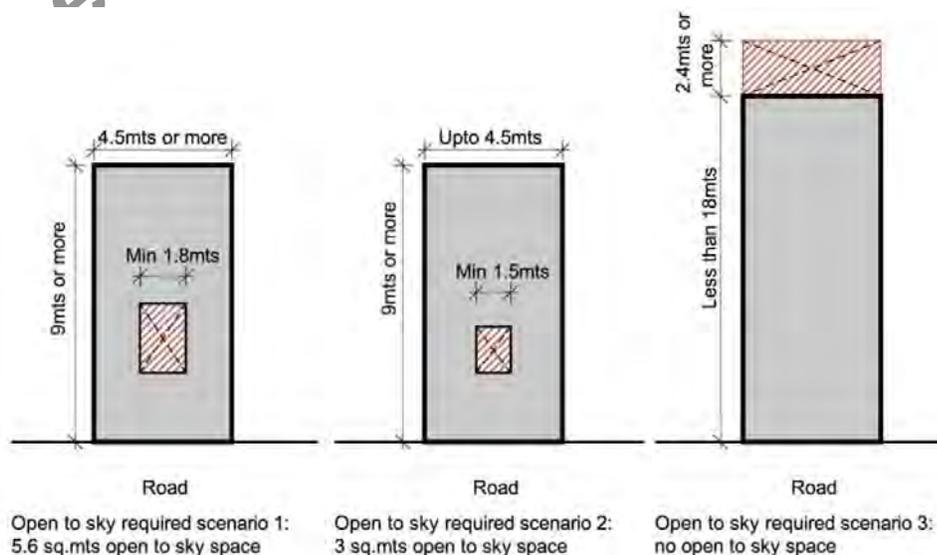
- For Building-units abutting a khadki, chowk, fadia, alley or cul-de-sac, the maximum permissible Building Height shall be regulated as per the width of the road leading to such khadki, chowk, fadia, alley or cul-de-sac as mentioned in table above.

## 10.7 Open-to-Sky Space:

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

### 10.7.1 Regulation based on Building Dimensions:

- For any Building having depth of 9.0mts or more from its front open space, an open-to-sky space with area of 5.6sq.mts with no side less than 1.8mts at plinth level shall be provided for every 9mts depth. If the width of the Building is up to 4.5mts, then the size of this open to sky space shall be 3.0sq.mts with no side less than 1.5mts.
- If the depth of the Building does not exceed 18mts and has openings at least on two sides over a street or open to sky space of 2.4mts or more in width, then above provision shall not be applicable.



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

#### **10.7.2 Regulation based on Building Height:**

1. Minimum width of any interior open-to-sky space, which is used for light and ventilation of the room, shall be regulated on the basis of the building height as per provisions of Planning Regulation 9.4.6 and as per table below:

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

2. This open-to-sky space shall be provided at the level at which the light or ventilation is borrowed.
3. For the purpose of the above Regulations, the depth of the room shall not be more than three times the width of the room which abuts on the air space.

#### **10.7.3 General Requirement for Open-to-Sky space**

1. Every exterior or interior, open space shall be kept free from any erection thereon and shall be kept open to sky with suitable and sufficient access.
2. No open drain except for rain water shall be constructed in any open space required by these Regulations.
3. Every such interior or exterior open air space, unless the latter is a street, shall be maintained for the benefit of such building exclusively and shall be entirely within the owner's own premises.
4. No construction work on a building shall be allowed if such work operates to reduce an open air space of any other adjoining building belonging to the same owner to an extent less than what is prescribed by any of these Regulations in force at the time of the proposed work to further reduce such open space if it is already less than what is prescribed.
5. Every open space, whether exterior or interior, provided in pursuance of any Regulation, or under an agreement lodged with the Authority shall be paved and be always kept free from any erection thereon and open to the sky, except 23cms cornice or 30cms eave or grill with opening not less than 8cms X 8cms.No weather shade or other protection shall overhang or project over the said open space or over a side set-back so as to reduce the width to less than the minimum provided under these Regulations. No open drain except for rain-water shall be free structure in any open space required by these Regulations.
6. Opening for ventilation shall open into an open to sky space with minimum dimension of 0.9mts X 0.9mts.

### **10.8 Common Plot**

Common Plot shall be provided based on Planning Regulation 13.9 as applicable.

## **10.9 Parking:**

### **10.9.1 For Heritage Areas**

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

### **10.9.2 For Other Areas in Core Walled City**

1. Parking spaces for vehicles shall be provided within the Building-unit for every new Building and /or extension in existing building constructed for the first use and /or when the use of old building is changed to any of the uses mentioned in Planning Regulation 13.10.
2. For Building-unit with area less than 100sq.mts for residential use, parking shall not be required. For Building-units with area more than 100sq.mts, parking shall be provided as per Planning Regulation 13.10.
3. For Building-unit with area less than 60sq.mts for non-residential use, parking shall not be required. For Building-units with area more than 60sq.mts, parking shall be provided as per Planning Regulation 13.10.
4. In case it is not feasible to provide the required parking as per Regulations due to any constraint, the Competent Authority may recover fees for deficit parking. This fee shall be decided by the Competent Authority and revised from time to time.

## **10.10 Basement:**

1. Basement may be provided with adequate structural safety during construction such as shoring and strutting and as per Performance Regulation 26.0.
2. Road-side margin of 4.5mts shall be provided.
3. For margins except Road-side margin, space of 3.0mts shall have to be kept from adjoining building-unit boundary for construction of basement.
4. Basement shall be allowed for parking if the area of Building-unit is more than 600sq.mts.
5. For Building-units with area more than 1500sq.mts, basement shall be allowed for parking at two levels.

### **10.10.1 Use of Basement**

1. Permitted uses in Basement are: parking, safe deposit vault, A.C. Plant, storage other than inflammable material.
2. No habitable use shall be permitted in the basement.
3. Permitted uses in Basement of a Hospital Building: Radiation-producing device, Radiation Therapy Room, MRI or X-Ray room.
4. For basements exclusively for parking, any other permissible use is permitted only in basement level-1 up to a maximum area of 25% of the total built-up-area of the basement floor. This non-parking area shall be calculated towards the computation of FSI.

## **10.11 Addition or Extensions to Existing Structure:**

### **10.11.1 For Heritage Areas**

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

### **10.11.2 For Other Areas in Core Walled City**

1. The addition shall comply with all Regulations for construction of a new building.
2. No addition or extension to a building shall be allowed unless the addition or extension is such as would be permissible if the whole building were reconstructed from the plinth with

the open spaces required under the Regulations applicable to the site of the building at the time of the proposed addition or extension.

3. No addition or extension to a building shall be allowed which would diminish the minimum extent of open air space which is required by the Regulations applicable to the site of the building at the time of the proposed addition or extension.

Speciman Copy not for sale

## 11.0 GAMTAL AREA

The following regulations are applicable for Gamtal areas outside the Core Walled City.

### 11.1 Minimum Area of a Building-unit

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

### 11.2 Permissible Uses

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

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

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

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

### 11.3 Floor Space Index:

The maximum permissible FSI of a Building-unit shall be 2.0.

### **11.3.1 Relaxation in FSI**

As per Planning Regulation 9.4.5

### **11.3.2 Areas not counted towards computation of FSI:**

As per Planning Regulation 10.4.3

### **11.4 Permissible Ground Coverage**

As per Planning Regulation 10.5

### **11.5 Building Height**

The maximum permissible height shall be regulated according to road width as per Planning Regulation 10.6 and as per Planning Regulation 9.4.6.

### **11.6 Open-to-Sky Space:**

As per Planning Regulation 10.7

### **11.7 Common Plot**

Common Plot shall be provided based on Planning Regulation 13.9, as applicable.

### **11.8 Parking:**

As per Planning Regulation 10.9.2

### **11.9 Basement:**

As per Planning Regulation 10.10

### **11.10 Addition to Existing Structure:**

As per Planning Regulation 10.11.2

## 12.0 GAMTAL EXTENSION

The following regulations are applicable for Gamtal Extension areas as identified on the zoning map, surrounding the Gamtal Areas.

### 12.1 Permissible Use:

1. The types of uses permissible in a Building unit shall be regulated according to the zoning table in planning regulation 9.2 and as per width of the road and as mentioned in Planning Regulation 13.1.3 and 13.1.4 except Industrial Uses.
2. The permissible uses as provided in rule no- 1 above shall be allowed in areas prescribed hereunder :-
  - (a) Gamtal extension designated in the development plan;
  - (b) Within 400 mtrs. of the periphery of the gamtal with population more than 5000 and is declared under the provisions of land revenue code.
  - (c) Within 300 mtrs. of the periphery of the gamtal with population 5000 or less and is declared under the provisions of land revenue code.

### 12.2 Development of Land

As per provisions of Planning Regulation 13.3

### 12.3 Floor Space Index (FSI)

The maximum permissible FSI of a Building-unit shall be 1.2.

#### 12.3.1 Relaxation in FSI

As per Planning Regulation 9.4.5.

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

As per Planning Regulation 13.4.3

### 12.4 Maximum Permissible Height

The maximum permissible Building Height shall be regulated as per Planning Regulation 9.4.6 according to the width of the road on which it abuts and as prescribed below:

No.	Road Width (in meters)	Maximum Permissible Building Height (in meters)
1	Less than 9 mts	10.0
2	9.0 mts and less than 12.0	15.0
3	12.0 mts and above	25.0

### **12.5 Margins**

As per provisions of Planning Regulation 13.6

### **12.6 Permissible Ground Coverage**

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

### **12.7 Internal Open Space**

As per provisions of Planning Regulation 13.8

### **12.8 Common Plot**

As per provisions of Planning Regulation 13.9

### **12.9 Parking**

As per provisions of Planning Regulation 13.10

### **12.10 Basement**

As per provisions of Planning Regulation 13.11

Speciman Copy not for sale

## 13.0 ZONES - R1, R2, R3, C, L, KZ, IG, IS, CZ

The following regulations are applicable for the following zones: Residential Zone I, II and III (R1, R2 and R3); Commercial Zone (C); Logistics Zone (L); Knowledge and Institutional Zone (KZ); Industrial Zone-General (IG), Industrial Zone –Special (IS) and Closed Textile Mills Zone (CZ). Regulations under Closed Textile Mills Zone (CZ) shall be applicable for the closed textile mills within the list of mills provided in Schedule 27.

### 13.1 Permissible Uses

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

#### 13.1.1 Permissible Uses in Knowledge & Institutional Zone (KZ)

Permissible uses shall be as per Planning Regulation 9.2.12 or defined as per Local Area Plan, where Local Area Plan is prepared.

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

1. Definition:

- a. "Textile Operations" means operations like spinning, weaving, winding, warping, sizing, processing and garment making, yarns, fabric making.
- b. "Closed Textiles Mill/s" means textile mills registered under the Companies Act or included in the list of textile mills which forms the part of Chief Justice Miyabhoy Committee report or those mills where the property records or the revenue or such other government records which certify that such mill is assessed as textile mill and had textile operations.
- c. "Closed Textile Mill Land" means such land which as per revenue records/city survey records is used for closed textile mill.

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

- a. Base Zone : Industrial – General Zone (IG), with its respective uses and FSI as specified in Regulation 9.2.9
- b. Uses as per Knowledge and Industrial Zone (KZ) and Residential Affordable Housing (RAH) with respective permissible FSI specified as under:

No.	Proposed Use	Base FSI	Additional Chargeable FSI @ 40% Of Jantry Rate	
			Within TOZ	Out Side TOZ
1	Knowledge Zone (KZ) & Residential Affordable Housing (RAH)	1.8	2.2	0.9

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

notifications, in any cases either the development permission has been granted or not.

3. When permissible uses- Dwelling-1,2&3 are allowed on Closed Textile Mill Zone (CZ) under KZ or RAH, certification shall be required from Gujarat Pollution Control Board.
4. In the land of closed textile mills, for the any development permission, any owners/ applicants intending to develop such land for any purpose shall contribute to the competent authority, land admeasure an aggregate of 40% the portion of plot/ building unit/ final plot for which development permission is sought.

### 13.1.3 Permissible Uses by Road width

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

No.	Road Width	Building Uses Permissible as per respective Zone indicated in the Zoning table in Regulation 9.2
1	less than 9 mts	Dwelling-1&2
2	9 mts and less than 12 mts	Dwelling-1,2&3, Mercantile-1, Business, Education-1
3	12 mts and less than 18 mts	Dwelling-1,2&3, Mercantile-1, Business, Educational-1, Assembly-1, Temporary Use, Public-Institutional
4	18 mts and less than 24 mts	Dwelling-1,2&3, Mercantile-1, Business, Religious, Educational-1&2, Institutional, Hospitality-1, Assembly-1 &4, Service Establishment, Temporary Use, Parks, Public-Institutional
5	24 mts and less than 30 mts	Dwelling-1,2&3, Mercantile-1, Business, Religious, Educational-2, Institutional, Hospitality-1&2, Assembly-1,4, Service Establishment, Temporary Use, Parks, Public-Institutional
6	30 mts and more	Dwelling-1,2&3, Mercantile-1,2&3, Business, Religious, Educational-2, Institutional, Hospitality-1&2, Assembly-1,2,3,4 Service Establishment, Storage, Transport, Sports and Leisure, Temporary Use, Parks, Public-Institutional

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

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

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

3. All permissible non-residential uses in R1 and R2 zones may be permitted on the ground floor or any other floor in a residential dwelling if provided with separate means of access/staircase.
4. A part of residential building may be permitted for use as office in case of professional requirements such as for advocates, doctors, architects, engineers, chartered accountants etc. This is subject to a maximum 50 sq.mts and parking for this purpose shall be provided as per commercial basis.

### 13.1.4 Permissible Uses by Area of the Building-unit

No.	Building Use	Area of Building unit
1	Religious	Minimum 500 sq.mts
2	Fuelling Station without Service Station	Minimum 1000 sq.mts
3	Hospitality-1	Less than 2000 sq.mts
4	Education-1 except Pre-school, Hospitality-2, Fuelling Station with Service Station	Minimum 2000 sq.mts
5	Education-2, Assembly 1,2,3&4, Institutional	Minimum 3500 sq.mts

### 13.2 Regulations based on Area of Building-unit

#### 13.1.5 Area and Dimension of a Building-unit

1. Minimum area of a Building-unit shall be 100sq.mts.
2. No side of the Building-unit shall be less than 9 mts.
3. The ratio of width to the depth of the Building-unit shall not be more than 2.
4. The above condition of the ratio is not applicable if the smallest side of the Building-unit is 10.5mts or more in length and building units allocated under TP Scheme prior to this regulation under Second Revised Development Plan.

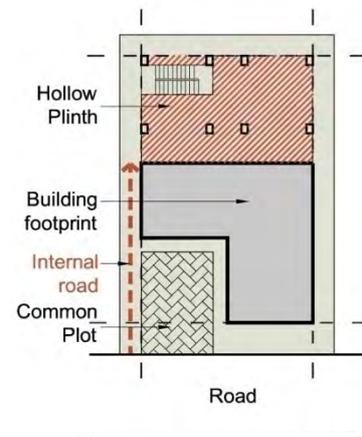
#### 13.1.6 Minimum Area of a Building-unit in R3 Zone

Minimum area of a Building-unit is 1000sq.mts.

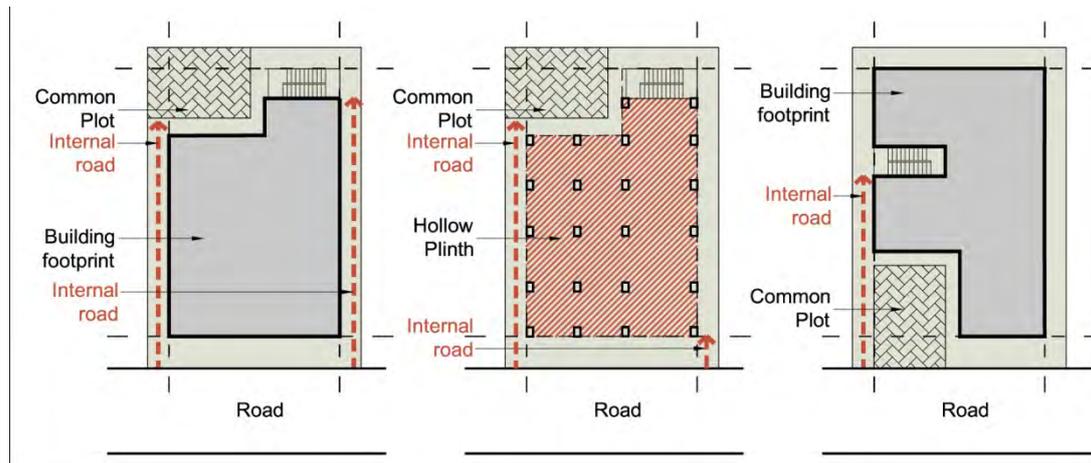
### 13.3 Development of Land

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

1. Internal road width shall be measured from its origin to the next wider road it meets.
2. In case of single building the width of approach/ internal road shall be measured based on the distance from the TP or DP road up to the edge of the building in case of hollow plinth, or location of the farthest entrance of a building in case of solid plinth.



In case of buildings connected internally or externally the length of internal road shall be considered up to the edge of the hollow plinth of the farthest building (in case of building with hollow plinth) and up to the location of the farthest entrance of the building in case of solid plinth.



3. In case of layout with two or more buildings of Dwelling-3 type dwelling units, commercial units or independent establishments, the width of Internal Road on which the building abuts shall be as applicable for a length of above 45m category (Refer sketch in schedule 28). In case of more than two buildings including Dwelling-1 and/or Dwelling-2 type, approach of as applicable width shall be allowed up to the second dwelling unit only of Dwelling-1 or Dwelling-2 type as per table 13.3.1.4
4. The width of the Internal or Approach Road shall be based on the length and use of the Building-unit as under:

No.	Length of Road (meters)	Width of road for Residential Use (meters)	Width of road for Non-Residential Use (meters)
1	Up to 15 mts or less (Approach)	3.0	4.5
2	Above 15 mts and up to to 45 mts (Approach)	4.5	6.0
3	Above 45mts and up to 150mts	7.5	9.0
4	Above 150mts and up to 450mts	9.0	12.0
5	Above 450mts	12.0	18.0

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

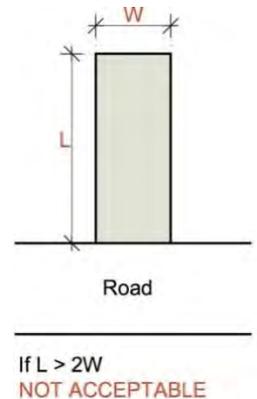
### 13.3.2 General Requirements for Internal Roads

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

No.	Width of the road in meters	Radius of road curvature (meters)
1	7.5 or less	4.5
2	More than 7.5 and up to 18	6.0
3	More than 18	7.5

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

- The shape of the plots and the junction of the roads, at the corners shall be designed as directed by the Competent Authority.
- The alignment of the internal road or roads shall be regulated to be in continuation of the public or private roads continuous to the applicant's Building Unit; but in case of termination of an internal road or roads; a turning circle with diameter of 13.5mts or 12mts. x 6 mts. turning "T" shall be required at the cul-de-sac. This requirement may be waived for such road with width of 7.5mts if the length does not exceed 110mts.
- The Development Permission shall be regulated as per the proposed road network by the competent authority.
- For development area in non-T.P.area, the width of one road shall be decided by the Competent Authority.



### 13.3.3 Amalgamation and Subdivision of Building-unit

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

### 13.3.4 Amalgamation and Subdivision of Building-unit with Existing Structures

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

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

- In case of subdivision or amalgamation, the depth of Building-unit shall not exceed twice the width of the proposed Building-unit fronting on the road. However, this condition of ratio will not be applicable if the length of the smaller side of the subdivided Building-unit is equal or more than 10.50mts.
- Amalgamation of Building-unit abutting on a road with width equal or more than 18.00 mts, shall be permitted if depth of the Building-unit shall not exceed three times the frontage of the Building-unit abutting on road.
- No side of the sub-divided plot shall be less than 9mts.

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

- For development in confirmation with zoning, where the Town Planning Scheme is not declared except Agriculture Zone, the Competent Authority shall enforce owners/applicant

to contribute land admeasuring up to 40% in aggregate of its plot/Building-unit to the Competent Authority for providing roads, public purpose and multipurpose activities:

2. The competent authority shall plan for proper access, circulation and mobility in the area, prepare a road network plan, which shall synchronize with any, existing road or development plan.
3. The above contributed land shall be adjusted by preparing TPS.
4. The use of Public Purpose Land shall be applicable irrespective of the zones or road width.

### 13.3.7 Development on kabrastan, burial ground etc.

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

### 13.3.8 Development on Open Space Plots

1. 20% of the area of the "Open Space Plots" provided under TP Schemes may be utilised for the construction with required margins for the common/institutional/community uses. Such construction shall be permitted with basement, ground floor or a floor on hollow plinth.
2. In case the building is on hollow plinth, in addition to the stair cabins and ramps, 5% of the total permissible built-up area of this plot shall be allowed to be built-upon for the construction for store room, security cabin, toilet etc. at the ground level. The rest of the "Open Space Plot" shall be left to open to sky.

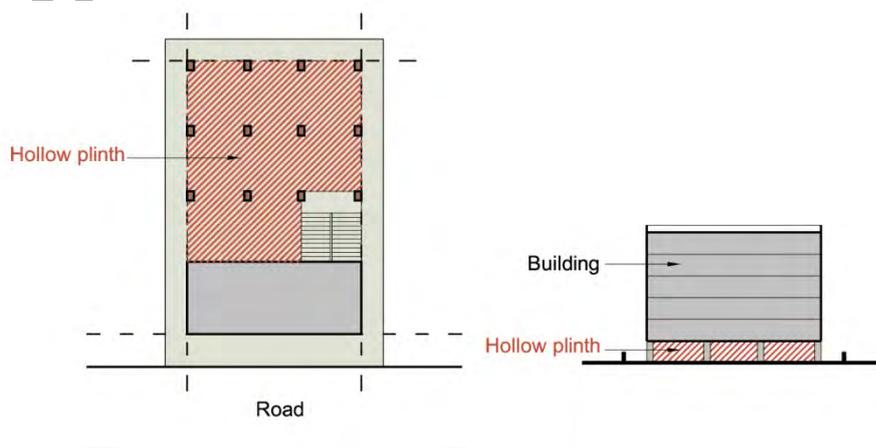
## 13.4 Floor Space index (FSI)

### 13.4.1 Permissible Floor Space Index (FSI)

1. The maximum permissible FSI shall be regulated as per Planning Regulation 9.2.
2. Area covered by Atrium and mezzanine floors shall be counted towards computation of FSI.

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

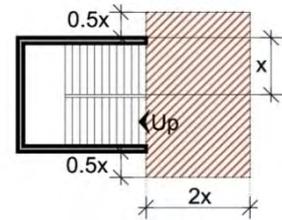
As per Planning Regulation 9.4.5



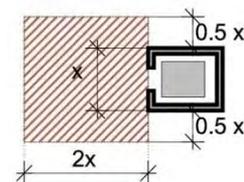
### 13.4.3 Areas not counted towards computation of FSI:

1. Hollow Plinth: Spaces of hollow plinth provided for the purpose of parking with maximum height of 3.5mts and a minimum height of 3.0mts from finished ground level to finished first floor level.

2. Hollow Plinth can have provision for electric meter room, room for telephone distribution board, bathroom, water room, servant room, and security cabin and entrance foyer if the total area does not exceed 15sqm. This area shall not be considered towards computation of FSI.
3. All interior open to sky spaces, utility ducts in any form, shape and size required either by design or Regulations. However, an atrium shall be counted towards the computation of FSI.
4. Open-to-sky space of common plot is not counted towards FSI
5. Loft provided as per Performance Regulation 23.0 up to a maximum of 30% of the enclosing space
6. Basement exclusively used for parking. Such basement shall have minimum height of 2.8mts, and maximum height of 3.8mts, measured from finished basement floor level to finished upper/plinth level. Only in case of mechanised parking, there is no restriction of maximum height or number of basement floors used for parking purpose.
7. In any marginal open space- weather sheds, sun breakers and horizontal or vertical projections shall be permitted up to 0.60mts. These projections may also be part of the façade articulation, but shall in no cases become a part of the habitable space.
8. Staircase, Stair Cabin provided as per Performance Regulation 23.0:
  - a. Staircase with maximum intermediate landing width equal to the width of stair including the wall;
  - b. Maximum landing width at floor level shall be three times the width of stair ( $x$  mts) including additional space ( $0.5x$  mts) at either side of the staircase provided as common area.
  - c. Staircase provided within an individual dwelling unit in an apartment building, shall be included in computation of FSI.
9. Lift, lift well with lift cabin, lift landing of lift well and water tank, including the walls provided as per Performance Regulation 23.0
  - a. The width of the lift landing shall be considered equal to the maximum width of the lift well including walls ( $x$  mts) with an additional space ( $0.5x$  mts) at either side of the lift provided as common area (illustrated across).
  - b. The depth of the lift landing shall be two times the maximum width of the lift well including walls ( $x$  mts).
10. Vehicular ramps and pedestrian ramps provided as per Performance Regulation 23.1.15.
11. Skip Floor and Refuge area provided for fire safety as per Performance Regulation 24.0. Skip floor shall have a maximum clear floor height of 2.4mts and shall not be enclosed with walls. Skip floor may be used for service area such as provision of air-handling units, etc.
12. Electrical Sub-station, Transformer room, Box-type transformer, Section Feeder Pillar, Auxiliary Power Back-up System and meter room according to the norms of the Competent Electric Company.
13. Area provided and used for parking at any floor level.
14. Open-to-sky space used for solar-water heating system, outdoor units for air-conditioners or mechanical ventilation shall be exempt from FSI.



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



## 13.5 Building Height

### 13.5.1 Maximum Permissible Height

The Maximum Permissible Building Height shall be as per provisions of Planning Regulation 9.4.6 and regulated according to the width of the road on which it abuts as prescribed below:

No.	Road Width (in meters)	Maximum Permissible Building Height (in meters)
1	Less than 9 mts	10.0
2	9.0 mts and less than 12 mts	15.0
3	12.0 mts. and less than 18 mts	25.0
4	18.0 mts and less than 40 mts	45.0
5	40.0 mts and above	70

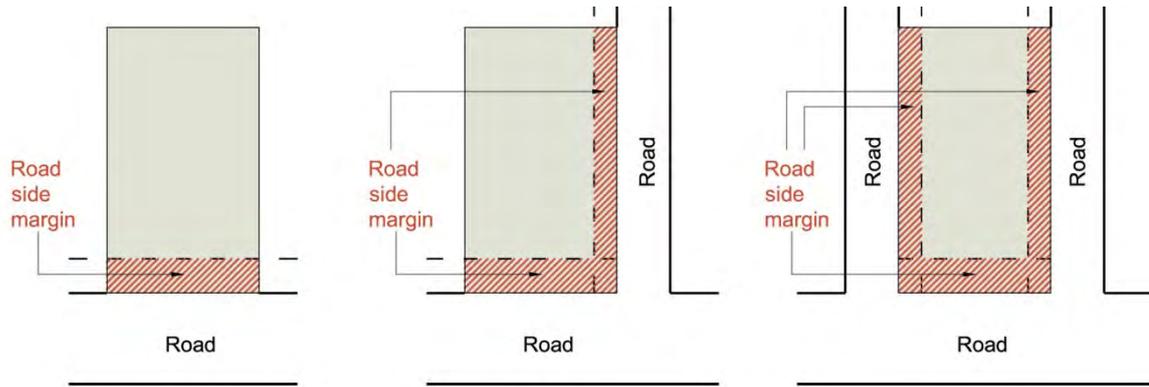
Provided that, if the height of the building is more than 45 mtrs, the provision of Regulation No. 4.8 shall also be applicable.

## 13.6 Margins

### 13.6.1 Road Side Margins for Residential and Non-Residential Uses (Except Industrial and Special Buildings)

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

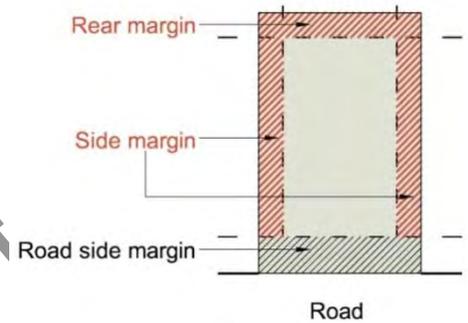
1. Road Side Margin in a Building-unit shall be regulated by the Road width it abuts on as mentioned in the table above (subject to other Regulations):
2. For Building-units with two or more abutting roads, the Road-side margin shall be applicable on all such abutting sides as illustrated below:



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

### 13.6.2 Build-to-Line

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



### 13.6.3 Minimum Road Side Margin for Industrial Use

The Road Side Margin for Industrial use shall be regulated by the Road width it abuts on as mentioned in the table below:

No.	Width of Road (meters)	Road Side Margins (in meters)
1	Up to 12mts	As per side margin
2	Above 12mts and up to 18mts	6.0
3	Above 18mts and up to 30mts	7.5
4	Above 30.0mts and more	9.0

### 13.6.4 Side and Rear Margins

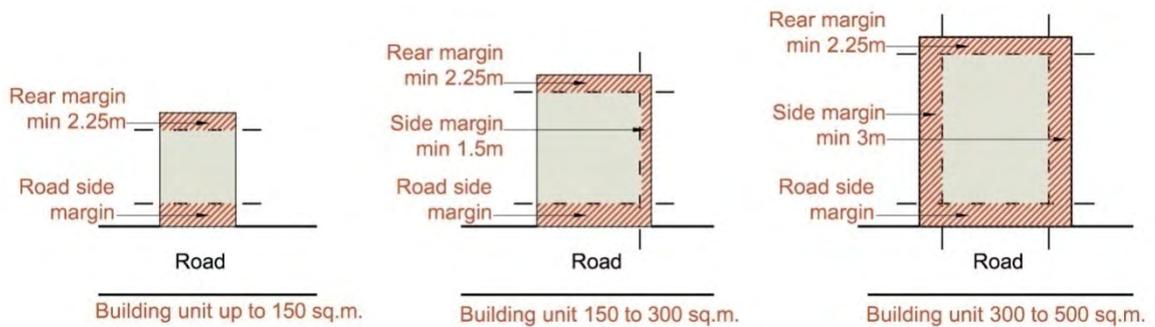
The minimum Side and Rear (all other than Road side) Margins in a Building-unit shall be regulated on the basis of the area and proposed height of the Building as indicated in the tables Reg. No. 13.6.5. These are not applicable for Special Buildings.

### 13.6.5 Minimum Side and Rear Margins for Building-units up to 500sq.mts for Dwelling-1 & 2

- Required Side and Rear Margins:

No.	Area of the Building-unit	Required Margins	Rear	Required Margins	Side
1	Up to 150 sq.mts	2.25mts		Not Required	
2	Above 150 sq.mts and up to 300 sq.mts	2.25mts		1.5mts (Any one side)	
3	Above 300 sq.mts and up to 500 sq.mts	2.25mts		3mts (Both sides)	

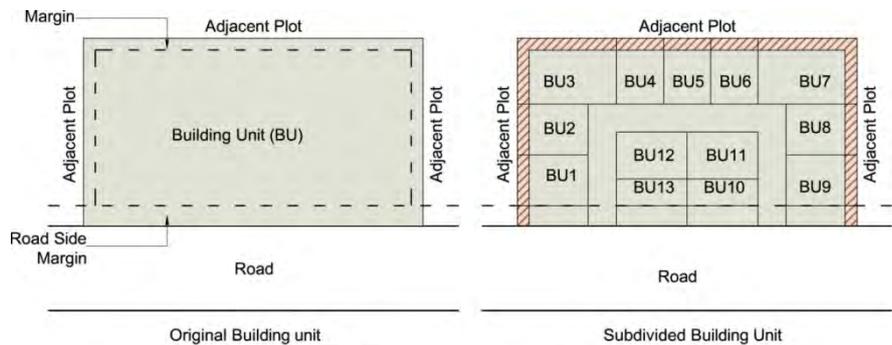
Note: for building unit area above 500 sqmtr the minimum side and rear margin shall be as per clause no. 13.6.7



2. In case of subdivision of a Survey No./ Final Plot with a sub-divided Building-unit up to 500 sq.mts., Building-unit shall have minimum 3mts margin on the side abutting the adjacent Survey No./ Final Plot. Refer illustration below for further clarity:

### 13.6.6 Minimum Side and Rear Margins for Industrial Use

Minimum side and rear margin along the periphery of the Building-unit and the minimum margin between two detached structures shall be as stated below:



No.	Area of the Building-unit	Required Side and Rear Margins (in meters)
1	Up to 1000 sq.mts	4.5
2	Above 1000 sq.mts	6.0

Note: A subdivided industrial building unit having area up to 1000sq.m can keep one of the side margins as a zero margin provided with consent from the respective adjacent co-owner.

### 13.6.7 Minimum Side and Rear Margins for other than Dwelling-1 and 2

No.	Area of the Building Unit	Building Height	Required margin (in mts)
1	Up to 750 sqmtrs.	Up to 25 mtrs	3.0
2	More than 750 sq.mts.	Up to 15 mtrs	3.0
		Above 15 mtrs and up to 25 mtrs.	4.0
		Above 25 mtrs and up to 45 mtrs.	6.0
		Above 45 mtrs and up to 70 mtrs.	8.0

### 13.6.8 Minimum Margin between Buildings

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

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

4	Above 45mts	12.0
---	-------------	------

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

### 13.6.9 Margins from Common Plot

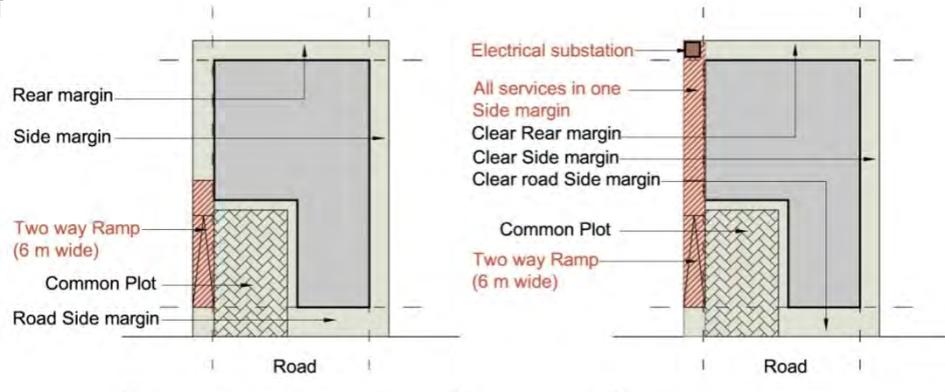
No.	Building Height	Required Margins (in meters)
1	Up to 25 mts	3.0
2	Above 25 mts	6.0

### 13.6.10 Permissible Uses in Margins

1. For Dwelling-1 and Dwelling-2 (Except Row House, Cottage Industries and Pre-Schools):
  - a. Ancillary uses such as parking garage, servant quarter, w.c. and bathroom shall be permitted as a part of the permissible FSI of the Building Unit, in side or rear marginal space but in no case in Road-side margins; with maximum permissible ground coverage of 16.5 sq.mts and maximum permissible height of 3.0 mts.
  - b. Surface water tank up to 1.5mts in height
  - c. Open, cantilever staircase with maximum width of 1.00mts and landing space of maximum 2.00mts at floor level shall be permitted in side or rear margins except on road side margin.
  - d. Doors, windows or projections shall not be permitted along the common wall of the adjoining property.

No rainwater from the roof shall be drained in the adjoining property.

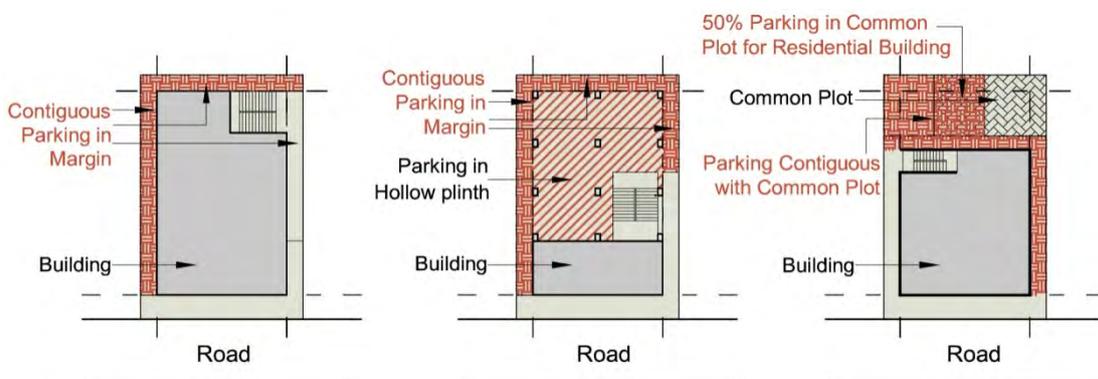
e. Partition wall shall be allowed along the Building Unit boundary on common boundary of semi-detached



- e. Partition wall shall be allowed along the Building Unit boundary on common boundary of semi-detached building and on marginal space between two structures up to a maximum height of 1.5mts.
2. **For Dwelling-1,2&3:** Underground water tank, percolation well, bore well and pump room with a maximum size of 2mts X 2mts and with a maximum height of 2mts.
3. **For Building-units of all uses other than Industrial and Institutional:** A structure for security cabin including toilet of maximum dimensions of 2.0mts X 4.0mts

with maximum height of 2.4mts shall be permitted in the Road-side margin. The area of such construction shall be counted towards computation of FSI.

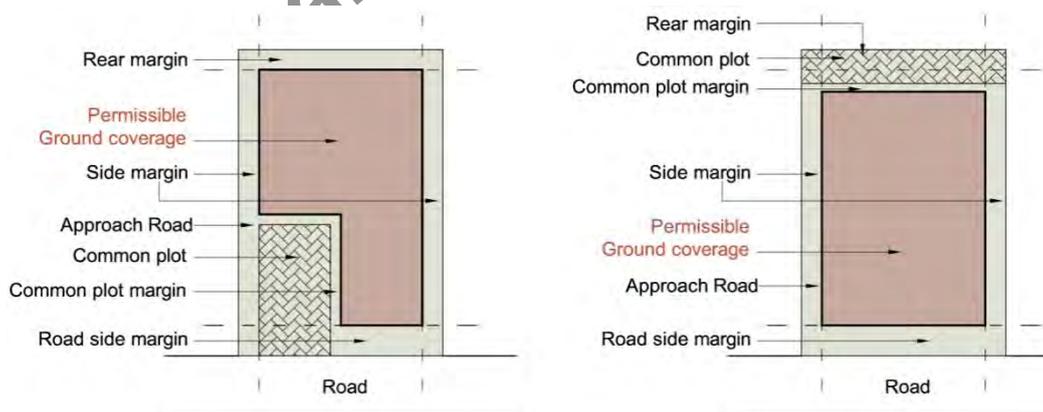
4. **For Industrial and Institutional use:** a security cabin structure up to a maximum ground coverage of 15sq.mts with maximum height of 2.4mts shall be permitted in the road-side margin. Such a structure shall be at a minimum distance of 4.5mts from the Building. The area of such construction shall be counted towards computation of FSI.
5. **Pedestrian access path and stepped approach** as per Performance Regulation 23.1.5 shall be permissible in the marginal space.
6. **Common Plot** shall be permitted in the marginal space.
7. **Vehicular Ramp** connecting ground level with basement level shall be permitted in side and/ or rear margin only for:
  - Building-unit with area up to 2000 sq.mts; or
  - Building-unit with buildings up to 25mts in height
8. For a building-unit using marginal space for providing electrical infrastructure such as sub-station (as per Regulation 13.6.10 (9)), underground water tanks (as per regulation 27.4 and others) these permissible uses shall be allowed on only one marginal side except Road-side margin. The other marginal spaces shall be kept clear and accessible at ground level as illustrated above.
9. **Electrical Infrastructure:** Electrical Sub-station, Transformer room, Box-type transformer, Section Feeder Pillar, Auxiliary Power Back-up System and meter room according to the norms of the Competent Electric Company shall be permitted in marginal space except Road-side margin of the Building-unit. The area of such construction shall not be counted towards FSI.
10. **Refuge Area for Building with height more than 25mts:** Cantilever Refuge area required as per Section D: Performance Regulations 24.0 may be permitted.
11. **Fire Escape Staircase for Building with height more than 45mts:** Fire Escape Staircase required as per Section D: Performance Regulations 24.0 shall be permitted in marginal space except road-side margin.
12. **Pedestrian Ramp:** as per Section D: Performance Regulation 23.1.5 shall be permissible in marginal space.
13. **Parking** shall be permitted in margins except in Approach Road as illustrated below and as per regulation 13.10.1.7 and 13.10.1.8



14. **Basement** provided as per Planning Regulation 13.11 shall be permitted within side and rear margins.
15. In any marginal open space, weather sheds sun breakers horizontal or vertical projections shall be permitted up to 0.60mts. These projections may also be part of the façade articulation at various levels, but shall in no cases be at the floor level such that they become a part of the habitable space. Such projections shall be allowed above a minimum height of 2.4mts from the ground level.
16. For any Building-units with following uses- Dwelling-1, Assembly-1&2, Educational-1&2, Institutional, Public Institutional; the building-unit level may be permitted to be raised up to plinth level.

### 13.6.11 Restricted Use in Margins

1. The required marginal open spaces except permissible uses as per Planning Regulation 13.6.10 shall be kept permanently open to sky.
2. This space shall not be used for stocking materials or loose articles for the purpose of trade or otherwise, putting up fixed or movable platforms.
3. Parking shall not be allowed in the marginal space provided as approach road.
4. Vehicular ramp leading to parking in floors above ground level shall not be permitted in the margin.
5. Pedestrian ramps connecting ground floor with upper floors shall not be permitted in the marginal spaces.
6. The sunk in lower ground floor or basement provided for the purpose of light/ ventilation shall not be permitted in the marginal open space.
7. No difference shall be permitted in the ground level of the marginal space of the building (in cases where the permitted margin of the basement is lesser than the permitted margin



of the super structure).

### 13.7 Permissible Ground Coverage

For R1, R2, C, L, KZ, IG, IS and CZ Zones, the entire area available after providing for the required Margins, Common Plot and other Regulations may be utilized for construction of the super structure.

### 13.7.1 Permissible Ground Coverage for R3 Zone

The Permissible Ground Coverage shall be 15% and up to 8m height.

### 13.8 Internal Open-to-Sky Space

The minimum width of any interior open-to-sky space used for light or ventilation of the rooms shall be regulated based on the smaller side of this open-to-sky space as follows:

No.	Building Height	Minimum dimension of the smaller side
1.	Up to 15mts	1.5mts
2.	Above 15mts and up to 25mts	2.5mts
3.	Above 25mts and up to 45mts	3.0mts
4.	Above 45mts	6.0mts

### 13.9 Common Plot

#### 13.9.1 Minimum Area of Common Plot

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

No.	Use	Area of the Building-unit	Minimum Required Area of Common Plot
1	Dwelling-1,2&3; Mercantile-1,2&3; Business; Hospitality-1&2, Service Establishment	2000sq.mts or more	10% of the area of Building-unit
2	Industrial and Logistic	Up to 5000 sq.mts	-
		Above 5000sq.mts and up to 20,000 sq.mts	8% of the area of Building-unit
		20,000 sq.mts and above	1,600 sq.mts + 5% of the area exceeding 20,000 sq.mts
3	Religious, Educational-1&2, Institutional, Assembly, Public Institutional	2,000 sq.mts or more	20% of the Building-unit area or 200 sq.mts; whichever is more
4	For All Uses	10,000sq.mts or more	Additional 6% as per Planning Regulation 13.9.2.9

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

### 13.9.2 General Requirements for Common Plot

1. The Common Plot area shall be exclusive of approaches.
2. The area of the Common Plot may be sub divided such that the minimum area of the Common Plot shall be 200 sq.mts; with no sides less than 10.0mts.
3. Angle between adjacent sides of the Common Plot shall be 60 degrees or more.
4. No construction shall be permissible in the Common Plot except Electric substation, Transformer room, Auxiliary power generator, Box-type transformer, section feeder pillar, meter room, over and underground water tank and pump room, security cabin, Community/ Society common amenities shall be allowed to be constructed in the Common Plot subject to the following requirements:
  - a. Maximum Ground Coverage of 15% of the respective Common Plot.
  - b. Maximum Height of construction shall be 7.5mts from the level of the Building Unit except in the case of overhead water tank, where more height may be permitted.
  - c. Community/ Society common facility shall be permitted on a Common Plot. The area of this Community/Society common facility shall be considered towards computation of FSI of the Building Unit.
  - d. Such a building shall be required to maintain the minimum margin requirements between buildings with respect to the adjacent buildings as per Planning Regulation 13.6.8 and Road Side Margins as per Planning Regulation 13.6.1
5. In case of Residential Use, 50% of the Common Plot may be allowed to be used as parking space including drive way and aisles. Parking in common plot shall be permitted in road-side margin after leaving minimum 1.5mts from the Building unit boundary. This minimum 1.5m shall be utilised for shade giving trees and plantation purpose.
6. In case of 'all other uses except Residential Use', complete area of the Common Plot may be allowed to be used as parking space including driveway and aisles. Such parking shall be permitted in road-side margin after leaving minimum 1.5mts from the building-unit boundary. This minimum 1.5m shall be utilised for shade giving trees and plantation purpose.
7. In cases where layout or subdivision of Building Unit is sanctioned with provision of required Common Plot, Common Plot shall not be insisted in case of sub-division of such sub-divided new Building-unit and / or amalgamation of such sub-plots and / or further development of such sub-divided new Building-unit irrespective of its area.
8. The Owner shall be required to give an undertaking that the Common Plot shall be used exclusively for the residents / occupants of the Building-unit. On sanction of the Development Permission, the Common Plot shall deem to have vested in the society/ association of the residents/ occupants. The Common Plot shall not be sold to any other person.
9. For a Building-unit having area of 10,000sq.mts or more an additional 6% area of the Building-unit shall be provided for thick plantation. This area shall be exclusive of the margins and Common Plot. The area demarcated for this shall have a minimum dimension of 1.5mts. The types of trees shall be selected such that they are shade-giving trees as mentioned in Schedule 24.
10. Common Plot shall not be allowed within Atrium or any covered space.

### 13.10 Parking

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

No.	Type of Use	Minimum Parking Required	Visitor's Parking and Remarks
1	Dwelling-1, Dwelling-2	1 car parking – for more than 80 sq.mts and up to 300 sq.mts of plinth area per unit. Additional 1 car parking for every 100sq.mts additional plinth area per unit. This shall be permitted within the marginal space	Nil
	Dwelling-3	20% of Total Utilised FSI	10%, of the required parking space shall be provided as visitors parking
2	Residential Mixed Use (Residential + Commercial)	(a)For respective Residential use, parking shall be provided as Dwelling-1,2 or 3, as the case may be. (b)For respective Commercial use- parking shall be provided 50% of used Total Utilised FSI	10% of Residential parking requirement (a); and 20% of the Commercial parking in (b) shall be provided as visitors parking.
3	Assembly-1,2&3	50% of Total Utilised FSI	20% of the required parking shall be provided as visitors parking
3a	Assembly-4	50% of Building-unit Area	
3b	Assembly- Stadium	1sq.mts of parking area per person of the Total stadium capacity	
4	Mercantile, Business, Religious, Hospitality, Transport	50% of Total Utilised FSI	20% of the required parking shall be provided as visitors parking
4a	Institutional Buildings, Public-Institutional Buildings	50% of Total Utilised FSI	In case of Hospitals and nursing homes, additional parking of Ambulance shall be provided at the ground level.
5	Industrial-1,2,3&4; Storage,	10% of the Total Utilised FSI	Nil
6	Educational	(a) Primary & Pre schools- 25% of	Facility for drop-off and

No.	Type of Use	Minimum Parking Required	Visitor's Parking and Remarks
		the Total Utilised FSI (b) Secondary & Higher Secondary Schools – 40% of the Total Utilised FSI (c) Colleges and coaching classes – 40% of the Total Utilised FSI	pick-up shall be provided within the premise.  10% of the required parking shall be provided as visitors parking
7	Sports & Leisure	25% of Building-unit Area	
8	Parks	10% of Building-unit Area	

Note:

1. In case the maximum permissible FSI is not utilised, for any extension or additions in the future, additional parking as per regulation shall have to be provided as required for this additional utilised FSI.
2. Building unit having area up to 750 sqmts shall be permitted to provide as per regulation of the utilised FSI area for parking in the place of 50% for uses as mentioned in the above table.
3. Building unit having an area above 750 sqmts and up to 2000 sqmts shall be permitted to provide 40% of the utilized FSI area for parking in the place of 50% for uses as mentioned in the above table.

#### 13.10.1 General Requirements for Parking

1. Parking requirement for a Mixed-Use development shall be calculated on prorate basis of the FSI consumed specific to the different uses.
2. Parking is permitted at any floor level above ground and at more levels of basement as per required parking, with provision of vehicular ramp.
3. 50% of the required visitors parking shall be provided at the ground level.
4. 50% of all required parking shall be provided for cars.
5. Parking area includes parking space, driveway and aisles but excludes approach road, vehicular lift and vehicular ramps.
6. Parking layouts with minimum size requirements for parking space, driveways and access lanes shall be provided as prescribed in Section D: Performance Regulation No. 23.2 and Regulation No. 23.1.15.
7. Parking shall be permitted in side or rear margins except in Approach Road as per Regulation 13.6.10
8. Parking shall also be permitted in road-side margin after leaving clear margin of 4.5mts from the building-unit boundary towards road-side. In case of building unit abutting more than one road and having area up to 1000 sq. mts shall be permitted to utilise narrow road side margin for parking. Provided that, parking shall be allowed in any road side margin having building unit area up to 750 sqmtrs.
9. Parking area should be retained as effective parking space and shall be maintained with light and ventilation system if provided in an enclosed area
10. In cases where misuse of parking space is noticed, the use of the entire building shall be discontinued by the Competent Authority. Building use shall be permitted only after the required parking spaces are provided. High penalty shall be levied considering the period of

misuse of the parking space and the benefit derived out of misuse as decided by the Competent Authority from time to time.

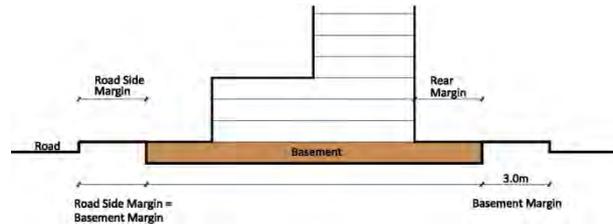
11. For multi-level parking, a vehicular ramp shall be necessary.
12. If parking is provided on a terrace with vehicular elevator, vehicular ramp is not necessary if parking space is provided with provision of floor sprinklers.
13. Parking shall not be permitted within an Atrium.

### 13.11 Basement

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

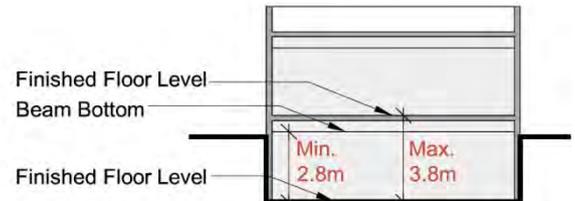
#### 13.11.1 Margins

1. No Basement shall be permitted in the required Road side marginal space.
2. The side and rear side margins for the basement shall be 3.0 mts from the Building-unit/Plot boundary. A combined shared basement parking shall be permitted using full marginal space other than road side margin of building unit with the consent of the adjoining building unit owner for new development.
3. For building-units with area less than 500 sq.mts, basement shall be permitted with margins as per Planning Regulation 13.6.5. However, minimum margin of 3.0m is required from the common wall of adjacent existing building.
4. Basement shall be permitted under common plot, internal road and internal marginal space for exclusive use of parking only.



#### 13.11.2 Extent of Basement

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



#### 13.11.3 Height of Basement

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

#### 13.11.4 Permissible Uses in Basement

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

4. For basements exclusively for parking, any other permissible use is permitted only in basement level-1 up to a maximum area of 25% of the total built-up-area of the basement floor. This non-parking area shall be calculated towards the computation of FSI.

#### **13.11.5 Services**

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

#### **13.12 Addition to Existing Structure:**

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

#### **13.13 Addition in Building-units with Existing Buildings:**

1. For Building-units with approved existing buildings, additional buildings shall be permitted with compliance to Regulations for construction of a new building.
2. The additional buildings shall be permitted as per remaining FSI (i.e. after deducting the utilised FSI of the approved existing building from the maximum permissible FSI of the entire building-unit) with compliance to respective margins, permissible height, uses and all other applicable regulations.

#### **13.14 Development in Existing Chawls**

Subject to the following conditions and provision of structural safety as per Performance Regulation 26.3, owners of individual rooms of existing authorized chawls may be permitted to make alterations or to construct additional floors:

1. Additional Ground coverage area on ground floor shall not be permitted
2. Subject to other Regulations, owners of individual rooms may construct two additional floors over the ground floor.
3. 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.
4. Individual owners shall have to provide water closet and bathrooms.

## 14.0 RESIDENTIAL AFFORDABLE HOUSING

### 14.1 Introduction

- a. Definition :- Residential Affordable Housing Zone” RAH means the area falling within shown in brown hatch in the land use plan and it shall be considered as a condition for residential zone of specific category under section 12(2)(m).
  - i. Definition- Residential Affordable Housing Zone- 1” RAH-1 means the area shown in the land use plan as per the legend and it shall be considered as a residential zone of specific category under section 12(2)(m). and not an overlay zone
- b. Regulations for all development in Building-units in RAH zone, that do not opt for providing Residential Affordable Housing, shall be as per respective base zones.
- c. Affordable Housing as a use is also permitted in R1, R2, TOZ and on Closed Textile Mill Zone (CZ). It is also permitted in Gamtal Extension (GME) with subject to relevant regulations.
- d. RAH is not permitted in Industrial Zone-General (IG), Industrial Zone-Special (IS), SPD-2 Science Park and GIDC Estates.
- e. Local Area Plan, including measures for plot utilisation, road widening, parking management and pedestrianization, shall be prepared for this Zone. Regulations identified for Local Area Plan shall prevail over these Regulations.
- f. Minimum density for any proposed Residential Affordable Housing shall be 225 dwelling units per hectare and part thereof. However in no case the density shall increase 600 dwelling units per hectare.
- g. If the line of RAH Zone divides any Survey No./Block No./Final Plot No., the entire Maximum Permissible FSI shall be permissible for development of Residential Affordable Housing, irrespective of the part of the Survey No./Block No./Final Plot No. that is not in RAH Zone. This incentive shall not be valid for Survey Numbers amalgamated after the date of publication of the Development Plan-2021.

### 14.2 Permissible Uses

1. If applicant does not apply under RAH Zone, the permissible uses of the base zone shall apply.
2. Dwelling -3 with individual dwelling units of maximum built-up area up to 80 sq.mts in the following categories:

No.	Categories of Residential Dwelling Units as per Built-up area ( sq.mts)
1	Residential Dwelling units built-up area up to 50
2	Residential Dwelling units with built-up area more than 50 and up to 66
3	Residential Dwelling units with built up area more than 66 and up to 80

3. Commercial (Business + Mercantile-1) uses, Assembly-1 or Service Establishment are permissible in RAH zone up to 10% of the total utilised FSI.
4. Commercial (Business + Mercantile-1) uses, Assembly-1 or Service Establishment;

- permissible in affordable housing projects in R1, R2, TOZ and GME zones shall be permissible up to 10% of the total utilised FSI.
5. Permissible uses shall also be regulated by the size of the Building-unit area as per Regulation 13.1.4.
  6. Multiple Residential Dwelling Units of the approved areas as mentioned above shall not be combined into singular dwelling units. In case of violation of this requirement, penalty shall be levied on the owner of such dwelling unit by the Competent Authority.

### **14.3 Development of Land**

As per Planning Regulation 13.3.

### **14.4 Floor Space Index**

#### **14.4.1. Permissible Floor Space Index (FSI)**

1. Projects under “RAH Zone” shall utilise a minimum FSI of 1.8 to avail the benefits of “RAH Zone”.
2. If applicant does not apply under RAH Zone, the permissible uses and FSI of the base zone shall apply.
3. Base FSI shall be available as per Zoning Table in Planning Regulation 9.2. Additional FSI, where permissible shall be purchased by payment as per Schedule 19 to the Competent Authority.
4. For proposed development combining dwelling units of multiple range of areas (up to 50 sq.mts, more than 50 and up to 66sq.mts, more than 66 and up to 80sq.mts), the payment value for additional chargeable FSI shall be calculated as per Schedule 19 on prorated basis.
5. For areas under TP Schemes, for RAH Zone the provision and incentive of additional concession of chargeable FSI and other benefits in the Development Regulations shall be valid only for a period of two years from the date of implementation of the New Development Regulations. At the end of two years, if construction has not commenced, this incentive shall lapse.

#### **14.4.2. Relaxation in Floor Space Index (FSI)**

As per Planning Regulation 9.4.5

#### **14.4.3. Areas not counted towards computation of FSI:**

1. As per Planning Regulation 13.4.3.
2. In addition, for dwelling units of built-up area 66 sq. mts or less, area covered in passages and internal corridors shall not be considered towards computation of total FSI.

### **14.5 Maximum Permissible Building Height**

As per provision of Planning Regulation 13.5 and Regulation 9.4.6.

### **14.6 Margins**

As per provision of Planning Regulation 13.6.

## 14.7 Permissible Ground Coverage

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

## 14.8 Internal Open Space

As per provision of Planning Regulation 13.8

## 14.9 Common Plot

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

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

### 14.9.1. General Requirements for Common Plot

1. The Common Plot area shall be exclusive of approaches.
2. The area of the Common Plot may be sub-divided such that the minimum area of the Common Plot is 100sq.mts. At least one common plot shall be provided with a minimum area of 200sq.mts. Any side shall have a minimum length of 8mts.
3. Angle between adjacent sides of the common plot shall be 60 degrees or more.
4. No construction is permissible in the Common Plot except Electric substation, Transformer room, Section Feeder Pillar, Auxiliary Power Generator, Box-type transformer, meter room, over ground and underground water tank, pump room, security cabin, Community/ Society common amenities. These shall be allowed to be constructed in the Common Plot subject to the following requirements:
  - a. Maximum Ground Coverage of 15% of the respective Common Plot.
  - b. Maximum Height of construction shall be 7.5mts from the level of the Building-unit except in the case of overhead water tank, where more height may be permitted
  - c. Community/ Society common facility shall be permitted on a Common Plot. The area of this Community/Society common amenity shall be considered towards computation of FSI of the Building Unit.
  - d. Such a building shall be required to maintain the minimum margin requirements between buildings with respect the adjacent buildings as per Planning Regulation 13.6.8
5. 50% of the Common Plot may be allowed to be used as parking space including drive way and aisles.
6. The Owner shall be required to give an undertaking that the Common Plot shall be used exclusively for the residents / occupants of the Building-unit without any fee / charge. On sanction of the Development Permission, the Common Plot shall deem to have vested in the society/ association of the residents/ occupants. The Common Plot shall not be sold to any other person.
7. For a Building-unit having area of 10,000sq.mts or more an additional 6% area of the

Building-unit shall be provided for thick plantation. This area shall be exclusive of the margins and common plot. The area demarcated for this shall have a minimum dimension of 1.5mts. The types of trees shall be selected such that they are shade giving trees as mentioned in Schedule 24.

## 14.10 Parking

### 14.10.1. Minimum Requirements for Parking

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

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

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

## 14.11 Basement

As per provision of Planning Regulation 13.11

## 14.12

The owners/ applicant shall have an options to carry out development in under the urban development department's affordable housing policy also. However under such policy development shall not be permitted in Gamtal(GM), Gamtal Extension(GME), Residential Zone-III(R-3), Industrial Zone General (IG),Industrial Zone Special (IS), Knowledge and Education Zone (KZ),Logistic Zone (L),General Agriculture Zone(A1), Prime Agriculture Zone(A2), Restricted Agriculture Zone(A3), Special Plan Area Development Zone- Sabarmati River Front Development(SPD-1), Special Plan Area Development Zone- Science Park(SPD-2), and Special Plan Area Development Zone- Gandhiashram Special Development Area (SPD-3) and any other zone having FSI less than 1.0.

## 15.0 TRANSIT ORIENTED ZONE

### 15.1 Introduction

- a. Definition :- Transit Oriented Zone(TOZ) means the area falling within Blue Dotted Verge shown in the sanctioned land use plan and shall be consider as a condition for high density development under section 12(2)(m). Moreover the appropriate authority shall make a proposal under relevant provision of law for sanctioning to the government demarcating the boundaries where benefits of TOZ have to be provided in on account of all future projects.
- b. Local Area Plans, including measures for Plot utilisation, road widening, parking management and pedestrianization, shall be prepared for this Zone. Regulations identified for Local Area Plan shall prevail over these Regulations.
- c. If the line of Transit Oriented Zone divides a Survey No./Block No./Final Plot No., the entire Maximum Permissible FSI shall be permissible for development, irrespective of the part of the Survey No./Block No./Final Plot No., that is not in TOZ. This incentive shall not be valid for Survey Numbers amalgamated with Survey Numbers outside this zone after the date of publication of the Development Plan-2021.

#### 15.1.A

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

### 15.2 Permissible Uses

1. The types of uses permissible in a Building-unit shall be as per Base Zone and as mentioned in Zoning Table in Planning Regulation 9.2.
2. The extent of commercial (mercantile-1 and business) uses permissible in a Building-unit shall be regulated according to the width of the road on which it abuts as under:

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

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

### 15.3 Development of Land

As per provisions of Planning Regulation 13.3

### 15.4 Floor Space Index (FSI)

1. The maximum permissible FSI of a Building-unit shall be 4.0.
2. Base FSI shall be available as per Zoning Table 9.2. Additional FSI shall have to be purchased by payment as per Schedule 20 to the Competent Authority.

#### **15.4.1 Relaxation in Floor Space Index (FSI)**

As per Planning Regulation 9.4.5

#### **15.4.2 Areas not counted towards computation of FSI:**

As per Planning Regulation 13.4.3

#### **15.5 Maximum Permissible Height**

The Maximum Permissible Building Height shall be regulated as per Planning Regulation 13.5 and as per Planning Regulation 9.4.6.

#### **15.6 Margins**

As per provisions of Planning Regulation 13.6

#### **15.7 Permissible Ground Coverage**

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

#### **15.8 Internal Open Space**

As per provisions of Planning Regulation 13.8

#### **15.9 Common Plot**

As per provisions of Planning Regulation 13.9

#### **15.10 Parking**

As per provisions of Planning Regulation 13.10

##### **15.10.1 Relaxation in Parking**

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

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

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

##### **15.10.2 General Requirements for Parking**

As per provisions of Planning Regulation 13.10.1

#### **15.11 Basement**

As per provisions of Planning Regulation 13.11

Note:

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

Speciman Copy not for sale

## 16.0 CENTRAL BUSINESS DISTRICT

---

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

### 16.1 Permissible Uses

1. The types of uses permissible in a Building-unit shall be as per Zoning Table in Planning Regulation 9.2.
2. Permissible uses shall also be regulated by the area of the Building-unit as per Planning Regulation 13.1.4.

#### 16.1.A

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

### 16.2 Development of Land

- e. As per provisions of Planning Regulation 13.3

### 16.3 Minimum Building-unit

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

### 16.4 Floor Space Index (FSI)

1. The Maximum Permissible FSI of a Building-unit shall be 5.4.
2. Base FSI shall be available as per Zoning Table in Planning Regulation 9.2. Additional Chargeable FSI shall have to be purchased as per schedule 20 by payment to the Competent Authority.

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

- g. As per Planning Regulation 9.4.5.

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

- h. As per Planning Regulation 13.4.3.

### 16.5 Maximum Permissible Height

- i. There is no restriction on the Maximum Permissible Building Height subject to clearance from the Airport Authority and shall be counted as per Planning Regulation 9.4.6.

### **16.6 Margins**

j. As per provisions of Planning Regulation 13.6.

### **16.7 Permissible Ground Coverage**

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

### **16.8 Internal Open Space**

l. As per provisions of Planning Regulation 13.8

### **16.9 Common Plot**

m. As per provisions of Planning Regulation 13.9

### **16.10 Parking**

n. As per provisions of Planning Regulation 13.10

### **16.11 Basement**

o. As per provisions of Planning Regulation 13.11

## 17.0 AGRICULTURAL ZONES

### 17.1 For General Agriculture Zone

#### 17.1.1 Minimum Area of a Building-unit

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

#### 17.1.2 Margins

1. Road-side Margin shall be minimum 30mts from the boundary of Building-unit.
2. Side and Rear Margins shall be applicable as per Planning Regulation 13.6.
3. Minimum distance from any water body shall be maintained as specified in Performance Regulation 27.1.

#### 17.1.3 Margins

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

#### 17.1.4 Permissible Uses, FSI, Ground Coverage and Maximum Permissible Height

No.	Permissible Use	FSI	Ground Coverage	Maximum Permissible Building Height	Remarks
1.	Dwelling-1	0.1	5%	8mts	1. Only one farm house per Building-unit shall be permitted. 2. Minimum Area of any block no./ survey no. / Hissa no. / FP no. shall be 4000 sq.mts
2.	Agriculture-1 & 2, Sports & Leisure, Parks, Assembly-4	0.1	5%	15mts	Minimum area any block/survey no./Hissa No./ FP No. shall be 5000 sqmtr. Except Public utility & public Institutions.
3.	Religious, Educational-1&2, Institutional, Agriculture-3, Industrial-3, Transport, Storage, Public Utility, Public-Institutional	0.45	15%	15mts	Minimum area any block/survey no./Hissa No./ FP No. shall be 5000 sqmtr. Except Public Utility & Public Institutions
4.	Deleted				

## 17.2 For Prime Agriculture Zone

### 17.2.1 Minimum Area of a Building-unit

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

### 17.2.2 Margins

1. Road-side Margin shall be minimum 30mts from the boundary of Building-unit.
2. Side and Rear Margins shall be applicable as per Planning Regulation 13.6.
3. Minimum distance from any water body shall be maintained as specified in Performance Regulation 27.1.

### 17.2.3 Common Plot

Common Plot is not required for building-units in Prime Agriculture Zone.

### 17.2.4 Permissible Uses, FSI, Ground Coverage and Maximum Permissible Height

No.	Permissible Use	FSI	Ground Coverage	Permissible Building Height	Remarks
1.	Dwelling-1, Agriculture-1	0.1	5%	8mts	1. Only one farm house per Building-unit shall be permitted. 2. Minimum Area of any block no./ survey no. / Hissa no. / FP no. shall be 4000 sq.mts (for Dwelling-1) 3. Minimum area any block/survey no./Hissa No./ FP No. shall be 5000 sqmtr For Agriculture-1 Use
2.	Education-1&2; Agriculture- 3 Utility, Public Institutional Public-	0.45	15%	10mts	Minimum area any block/survey no./Hissa No./ FP No. shall be 5000 sqmtr Except Public Utility & Public Institutions

## 18.0 SPECIAL BUILDINGS

---

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

### 18.1 Special Buildings

The following Buildings are classified as Special Buildings:

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

#### 18.1.1 Location:

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

#### 18.1.2 Margins

1. Minimum margins shall be as per table below:

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

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

## 19.0 FUELLING STATIONS

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

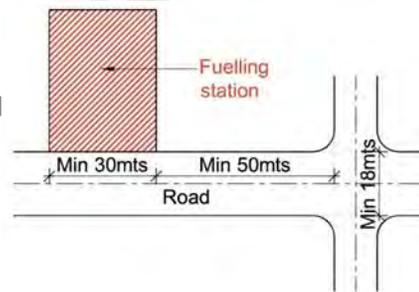
### 19.1 Area and Frontage

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

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

### 19.2 Location

1. Fuelling Station shall be permitted only on Road width of 18mts and more in any Zone.
2. The location of Fuelling Station or Fuelling with Service Station shall be at a distance of 50mt, away from the junction of two or more roads. The minimum distance shall be computed from the boundary line of the Building-unit to the edge of the road as indicated in the illustration.
3. In the case the Station is provided along a main road which has a service road or a marginal access road, the access to the Station should be provided from the service road or the marginal access road and not from the main road.



### 19.3 Maximum Permissible Ground Coverage

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

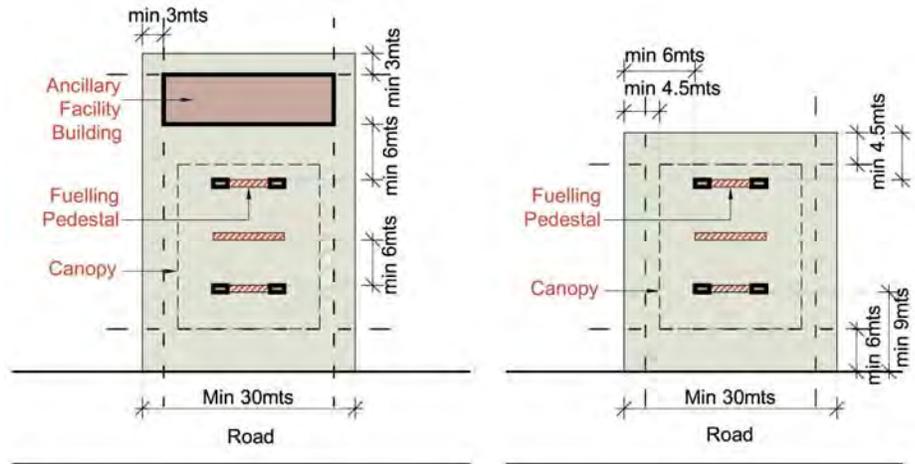
### 19.4 Margins

#### 19.4.1 For Fuelling Station:

1. Road side margin from canopy to the plot boundary shall be as per Planning Regulation 13.6.1 subject to minimum 6.0mts. On all other sides, margin from canopy to the plot boundary shall be 4.5mts and 6.0mts in the case of canopy having height up to 6.0mts and more than 6.0mts from ground level respectively.
2. Marginal distance form curb site (Fuelling Pedestal) to the plot boundary towards main road shall be minimum 9.0mts and for other sides of the plot, it shall be 6.0mts.
3. Administrative building for the petrol pump shall have minimum road side margin as per planning regulation 13.6.1; minimum side and rear margin of 3.0mts and as per Planning

Regulation 13.6.7. Zero margins can be provided towards canopy but minimum 6.0mts clear drive way shall be provided to any curb site.

4. Minimum 6.0mts clear drive way shall be maintained between every curb site (fuelling pedestal).
5. Minimum width of access road shall be 6.0mts.



#### 19.4.2 For Fuelling Station with Service Station:

1. Road side margin from canopy to the plot boundary shall be as per Planning Regulation no 13.6.1 subject to minimum 6.0mts and all other sides shall be 6.0mts. Provision of above (2) and (4) in Planning Regulation 19.4.1 will remain the same.
2. While building of service station can have zero margins towards canopy, subject to minimum 6.0mts towards road side and 3.0mts towards other sides of the plot.
3. Clear 6.0mts drive way between curb site (Fuelling pedestal) and service station building shall be provided.
4. Minimum width of access road shall be 6.0mts.

#### 19.5 Height

The maximum allowable height shall be 7.5mts.

#### 19.6 Floor Space Index

Subject to other Regulations

#### 19.7 Common Plot

Common Plot shall not be required

### 19.8 Parking

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

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

### 19.9 Basement

No basement shall be allowed.

Speciman Copy not for sale

## 20.0 ADVERTISING DISPLAY & COMMUNICATION INFRASTRUCTURE

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

### 20.1 Advertising Display Infrastructure

#### 20.1.1 Billboards / Hoardings in Marginal Space

- One Billboard / Hoarding is permitted in the margin open space up to 500sq.mts area of the Building Unit. Up to a maximum of two Billboards per Building Unit shall be permitted in the marginal open space in Building Unit above 500 sq mts.
- The Billboards/ Hoarding shall be permitted in the marginal space of the Building Unit as under:

Location	Road Width	Max. Billboard/ Hoarding Size	Min. Margin	Min. Ground Clearance	Max. Height
			Road Side		
Marginal Open Spaces	up to 60 mts	9.0mts x 4.5mts (w x h)	0.6mts	3.0 mts	15.0 mts
	Above 60 mts	12.0 mts x 6.0 mts (w x h)	1.5mts	3.0 mts	15.0 mts

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

#### 20.1.2 Billboards/ Hoardings on Roof tops / Terrace

Location	Road Width (meters)	Max. Billboard Size (width x height)	Max. Number of Billboards / Hoardings	Min. Margin		Max. Height
				Road Side	Between two Billboards / Hoardings	
On Roof Tops/ Terrace	Up to 60 mts	12mts x 6mts	2 (different facing directions)	1.5mts from parapet	1.5mts	7.5mts from top of terrace slab
	Above 60 mts	18mts x 9.0mts	2 (different facing directions)	1.5mts from parapet	1.5mts	10.5mts from top of terrace slab

Notes:

- On Roof Tops: Maximum permissible height of the Billboard/ Hoarding shall be considered over and above the permissible/ existing height of the Building.
- No Roof top Billboards/ Hoardings shall extend beyond the Building line of the building on which it is erected, nor shall it extend beyond the roof in any direction.

- Lighting may extend beyond the stipulated maximum height of for such billboards/ hoardings within the building-unit.

### 20.1.3 Billboards/ Hoardings on Public Roads

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

Road Width	Minimum Ground Clearance	Permissible Size of the Billboard/ Hoarding (width height)
Up to 60 mts	3.0mts	9.0mts x 4.5mts (W x H)
above 60 mts	3.0mts	12.0mts x 6.0mts

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

- Allow exceptional size
- Allow/Disallow the erection on specific locations considering the safety.]

### 20.1.4 Billboards in Urban Renewal Project Areas

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

### 20.1.5 Heritage Buildings and Precincts

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

### 20.1.6 General Restrictions:

Billboards will be restricted in the following scenario:

- Any Billboard which may obstruct the vision required for safe traffic movement
- Any Billboard which in the opinion of the Competent Authority is likely to be confused with authorized traffic signs or signals
- Any Billboard containing the word "Stop" , "Look" , "Danger" or other similar word that might mislead or confuse the travellers
- Any Billboard that is attached to or printed on a rock or other natural objects
- \*[Deleted ]
- Any Billboard that is prohibited or restricted for the purpose of public appearance under local or state or national law.
- Any Billboard with over hang over public property which obstructs access or egress from any building.
- Any Billboard/ Hoarding containing unfair, vulgar matter or advertisement that is considered objectionable in Competent Authority's opinion shall not be permitted. Advertisements that are prohibited by the Government shall not be permitted.
- Billboard/ Hoarding shall not project outside the boundary of the Building-unit.
- The structure of the billboard/ hoarding or any lighting reflector shall not project outside the boundary of the Building-unit.

---

\* As per U.D & U.H.D of Govt. of Gujarat Order no. VNM-102015-CM-38-L Dated 21-01-2015

## 20.2 Communication Infrastructure

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

### 20.2.1 Location:

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

## 21.0 MINING, QUARRYING AND BRICK KILN

---

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

1. Any mining, quarrying and brick kiln operations without any blasting shall be permitted within a distance of 75mts from the boundary of any public road, railway line, canal, transmission line or any other building.
2. No mining, quarrying and brick kiln operations which involves blasting shall not be permitted within a distance of 200mts from any public road, railway line, canal, transmission line or any other building.
3. No building operations shall be permitted on the plot on which mining and quarrying and brick kiln operations have been permitted, without the prior approval of the authority
4. The mining, quarrying and brick kiln shall be permitted for a stipulated period not exceeding three years from the date of development permission at a time and shall be so prescribed in the development permission.
5. The mining, quarrying and brick kiln operations shall not cause any nuisance to people in the vicinity.
6. The mining, quarrying and brick kiln operations below the average ground level shall be permitted only for the extraction.
7. For Brick Kiln, every manufacturer of clay bricks, tiles or blocks shall use at least 25% of fly ash.

## 22.0 SPECIAL DEVELOPMENTS

---

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

1. Conservation of Building having Historic, Architectural & Archaeological Significance.
  - a. The buildings in this area owned by Trusts Related to Gandhi Ashram Activities (TRGA) area to be conserved retained and maintained in the original state.
  - b. The buildings above, if proposed for renewal or reconstruction by new building, these shall be reviewed by the Competent Authority.
2. Slum Rehabilitation: The slums existing within this area needs to be rehabilitated on available government/ municipal/ trust land within this area in due course of time for which M.G.F. Trust and TRGA shall assist AMC.  
Special Control Regulations
  - A) For area except in (B) shall be considered as Residential zone-1.
  - B) For building-units/ plot abutting Ashram Road from Wadaj Circle to Subhash Circle owned by Govt, TRGA and AMC within GACAIS following control Regulations shall be applicable.
3. Only residential and institutional uses like educational, cultural, social health, etc public purposes, tourist support facilities like hotel restaurant sale shop/showroom for art gallery and handy craft, which shall be permitted.
4. Maximum permissible height shall be 10mts.
5. The colour of exterior portion of the building shall be aesthetically match with the ambiance of Gandhi Ashram. Only white light sheds shall be permitted.
6. Every property in this area in the open space shall plant as many trees as prescribed by the Competent Authority and maintain the same.
7. Minimum margins shall be provided as per Regulation No.13.6.

### 22.2 Regulations for SPD-2- Science Park

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

### 22.3 Regulations for the Rehabilitation and Redevelopment of the Slums (SLUM POLICY)

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

#### 22.3.1 Short Title, Extent and Commencement

1. These Regulations may be called “The Regulations for the Rehabilitation and Redevelopment of the Slums – 2010”
2. These Regulations shall be applicable within the jurisdiction of the appropriate authority constituted under Gujarat Town Planning & Urban Development Act 1976.
3. It shall come into force on the date on which the ii revised Draft Development Plan published u/s 13 of Act and such date as decided by order of the State Government.

### 22.3.2 Applicability

These Regulations shall apply to slums on lands or plots or part of lands or plots, irrespective of the ownership.

### 22.3.3 Definitions

**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.

**Beneficiary** means any person who may receive benefits of any slum rehabilitation scheme under these Regulations. Such beneficiary may include eligible slum dweller or any project affected person.

**Competent Authority** means any person or 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.

**Dwelling Unit** means a unit constructed under the slum rehabilitation scheme, subject to definition of the same.

**Eligible Slum Dweller** means a slum dweller, who is identified and registered by the Competent Authority in their slum survey conducted as on or before 01.12.2010

**GDR** means the prevalent General Development Regulations applicable for the relevant appropriate authority.

**Notified Slums** means the slum notified by the Government in the Official Gazette under section 3 of Gujarat Slum Area (Improvement, clearance and Redevelopment), Act 1973.

Prescribed authority shall be as under:

Jurisdiction	Prescribed Authority
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 or the Chief Executive Authority for the relevant area.

The state government on the approval of these Regulations shall by notification in the official Gazette appoint as the prescribed authority under section 2(j) of Gujarat Slum Area (Improvement, Clearance and Redevelopment), Act, 1973

**Project Affected Person** means an eligible slum dweller occupying a part of any town planning scheme road or development plan road or a part under road widening.

**Private land** means any land other than public land;

**Public land** means any land owned by the urban local body or by the government or authority constituted under Gujarat Town Planning and Urban Development Act, 1976.

**Slum Area** means and includes:

- Slums which are census or declared or notified by the Prescribed or Competent Authority

**Scheme Developer** means the owner or owners of the plot or Institute or Co-operative society or Company or Gujarat Housing Board, and Approved Authority and similar organization or any developer permitted to develop by the Competent Authority.

**Slum Rehabilitation Scheme (SRS)** means any notified slum approved under these Regulations.

**Slum Rehabilitation Plot (SRP)** means any plot where the slum dwellers are rehabilitated.

**Slum Plot (SP)** means any plot in a notified slum which forms a part of a slum Rehabilitation scheme.

**Slum Rehabilitation Zone (SRZ)** means an area which shall be delineated by the Slum Rehabilitation Committee.

- The Slum Rehabilitation Zone shall correspond to the area of equal FSI as per the GDR.
- The following shall be permissible within a zone
  - Clubbing of two or more plots in each slum rehabilitation scheme;
  - Use of spare FSI from one plot to another, within a scheme and within the permissible FSI of corresponding to the use zone.

**Slum Rehabilitation Committee (SRC)** a committee which shall comprise of:-

A. Municipal Corporation and appropriate authority areas:

No.	Officials/ in charge	Designation
1	Municipal Commissioner	Chairman
2	Standing Committee Chairman	Member
3	Chief Town Planner or his representative not below the rank of Senior Town Planner	Member
4	Collector & Chairman District Urban Development Authority	Member
5	Chief Executive Authority of Urban/Area Development Authority	Member
6	Deputy Municipal Commissioner, Municipal Corporation	Member Secretary.

#### 22.3.4 Prescribed Authority

- The prescribed authority shall be vested with all the powers made available under the Gujarat Slum Area (Improvement, Clearance and Redevelopment), Act 1973.
- The prescribed authority shall exercise all the powers of the Competent Authority, to scrutinize and implement any rehabilitation and redevelopment scheme as recommended by the SRC.

3. The prescribed authority shall assist the scheme developer in eviction.
4. The prescribed authority shall notify the Slum Rehabilitation Zone (SRZ) as delineated by the Slum Rehabilitation Committee.

#### **22.3.5 Functions of the Slum Rehabilitation Committee (SRC)**

1. Delineate a slum area;
2. Recommend to the State Government to notify the slum area;
3. Delineate the Slum Rehabilitation Zone;
4. Evaluate and approve the proposals of slum rehabilitation schemes;
5. Disclose and provide information relating to any of the schemes of state or central government.
6. Recommend to the government to allow the benefits available under any scheme of the state or central government.
7. Coordinate with the revenue and all other related departments.
8. Approve the location and facilities to be provided in the transit camp;
9. Assign Jantri as value of the plots under consideration.

#### **22.3.6 Notification of the Slum Area**

The state government, on the recommendation of the Slum Rehabilitation Committee or otherwise may declare any slum area under sub section(1) of section 3 of the Gujarat Slum Area (Improvement, clearance and Redevelopment), Act 1973.

#### **22.3.7 Notification of the Slum Rehabilitation Zone**

The prescribed authority shall, on the recommendation of the Slum Rehabilitation Committee, notify the slum rehabilitation zone in the official gazette.

#### **22.3.8 Contents of a Rehabilitation Scheme**

The Rehabilitation Scheme, shall contain the following:

1. Proposals for the dwelling units to accommodate the beneficiaries on the same plot or on plots which are clubbed or bundled;
2. Water supply, drainage, power supply to the individual dwelling units;
3. Provide for every 500 dwelling units:
4. five room school of minimum total area 100 sqmt,
5. one Community Centre of minimum area 50 sqmt
6. one Anganwadi or Health Post of minimum area 50 sqmts
7. Provided that in case the dwelling unit less than 500, the facility for community centre, school, anganwadi or health post shall have to be provided as decided by the slum rehabilitation committee.
8. May contain the following Proposal for the construction of building for commercial or residential or any other purpose, which the scheme developer may sale or disposal or rent or lease subject to the provision of prevailing Building and Zoning Regulation.

#### **22.3.9 Duties of the Scheme Developer**

The Scheme Developer shall:

1. Acquire through ownership or the rights to develop either through purchase / lease of period not less than 99 years;
2. Have to pay, to the Competent Authority, 100% of prevalent jantri rates for the land used for commercial purpose, if the developer intends to develop slum area on a public land;
3. Organize all the eligible hutment dwellers into a Registered Co-operative Housing Society or a Registered Association.
4. Seek consent of at least 75 percent of the occupants of any slum settlement being considered under the scheme. This consent shall contain willingness to join the slum rehabilitation scheme and come together to form a co-operative housing society of eligible hutments through resolution to that effect. The resolution shall contain the following points:
  - (a) Resolution electing a Chief Promoter.
  - (b) Resolution giving the Chief Promoter the Authority to apply for registration of name for Co-operative Housing Society.
5. To collect share capital (Rs.50/- per member for slum societies) and Rs. 10/- as entrance fee and to open account in any nationalized bank.
6. On the direction of the prescribed authority, the scheme developer shall include the Project Affected Persons (PAP) as a part of the Cooperative Housing Society and issue him requisite shares and allot the dwelling unit in the scheme.
7. Once the slum rehabilitation scheme is certified to have been complete by the Prescribed Authority, the developer shall hand over the maintenance of services to the registered co-operative housing society.

#### **22.3.10 Procedure for Securing the Permission**

Subject to the provisions of the these Regulations and the GDR, any slum developer intending to carry out slum rehabilitation work in any notified slum shall apply to the SRC along with the details of ownership.

#### **22.3.11 Grant or Refusal of the Permission**

The right to recommend for grant or to refuse the proposal shall be vested with SRC. The SRC shall:

1. Decide the proposal within 30 days from the receipt of the application and shall communicate its decision to the Government.
2. For same slum pocket, entertain any application after satisfying that no other application is pending before it to decide;
3. Deny any slum rehabilitation if the rehabilitation plot forms a part of any area of military or cantonment or railways, airport authority or any notified water body or any difficult area.
4. The government may review the decision of the SRC or if necessary ask to reconsider or give direction to the SRC with respect to its decision.
5. In conformity with the intent and spirit of these Regulations, for any application, the government may, with diligence and judicious consideration, waive any part of these Regulations and give directions to the SRC.(TO BE COMPARE WITH DCR CHEPTER 27,AND 29)

6. Grant of any permission under these Regulations shall mean acceptance by the competent/prescribed authority of the following requirements: subject to the provision of Building and Zoning Regulations:
  7. Benefits under any scheme as admissible;
  8. Layout of buildings in SRP;
  9. Permissible built-up area.
  10. Permissible floor space index.
  11. Height of a building and its various stories.
  12. Permissible open spaces enforced under Regulations, common plot, Marginal spaces, other open spaces, setbacks etc.
  13. Permissible use of land and built spaces.
  14. Arrangements of stairs, lifts, corridors and parking.
  15. Minimum requirements of high-rise buildings including N.O.C. from Fire Officer or Fire Safety Consultant as appointed by the Competent Authority.
  16. Minimum requirement of sanitary facility and other common amenity.
  17. 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:

- (a) title of the land or building.
- (b) easement rights.
- (c) variation in area from recorded areas of a plot or a building.
- (d) structural reports and structural drawings.
- (e) workmanship and soundness of material used in construction of the building.
- (f) location and boundary of the plot.

In conformity with the intent and spirit of these Regulations, for any application, the government may, with diligence and judicious consideration, waive any part of these Regulations and give directions to the SRC.

1. Interpretation of these Regulations
2. If any question or dispute arises with regard to interpretation of any of these Regulations the decision of the government, *competent/prescribed Authority* shall be final.
3. In conformity with the intent and spirit of these Regulations, the government may, if required in appropriate cases, use the discretionary powers to decide in any of the matters.
4. Any proposal submitted by any slum developer which is in conformity with the intent and spirit of these Regulations, the government *competent/prescribed* may, after considering the merits of the proposals, sanction as it is or with modifications.
5. The slum developer may without tampering the intent and spirit of these Regulations may provide facility or compensation in addition that is required under the Regulations.

### **22.3.12 Planning Regulations for Rehabilitation Scheme**

The scheme developer for the purpose of the rehabilitation scheme shall have to plan and design to fulfil the following requirements:

1. The minimum height of the plinth shall be 45 cms. from the top surface of approach road or path way.

2. The built-up area of any dwelling unit shall be minimum 36 Sq. mts. excluding common areas.
3. The dwelling unit shall at least include two rooms, kitchen, and a bath, a water closet excluding, common areas, such as stairs passages etc.
4. Permissible built-up area, for the purpose of rehabilitation scheme under these Regulations, shall mean the area covering the ground, after leaving margins.
5. Floor Space Index. (FSI): For the purpose of these Regulations, the floor space shall be computed as under:
6. Floor Space Index. (FSI): For the purpose of these Regulations, the floor space shall be computed as under:
  - i. As far as possible such FSI is to be utilized on the portion of the sme slum plot (sp) if, available after rehabilitation of slum dwellers.
  - ii. If such additional FSI which could not be used on the slum plot, then it can be used on any other plot. However such FSI which is to be used on any other plot, other than the slum plots can be utilized in parts either on one plot or more than one plot.
  - iii. Such FSI would be transferrable to any other Developer/Person once only. However such transferred FSI cannot be transferred or utilized again
  - iv. Such transferable FSI which has to be used on plot other than the slum plot shall:
    - a. Be permitted in all use zone having permissible FSI 1.2 or more. The total maximum permissible FSI shall be counted as the sum of 50% of the permissible FSI and the permissible FSI in respective zone, which will be as under:

FSI permissible as per Use Zone	Total Maximum Permissible FSI
1.2	1.8
1.8	2.7

- b. such transferable FSI may be permitted to be used in the projects granted under Regulation of Hotel – 2011. It can be utilized in lieu of premium FSI and no premium is required to be paid for such transferred FSI. However the total FSI shall not exceed the maximum FSI permissible under the Hotel & Hospital Regulations.
      - c. such transferable FSI shall be available on any plot other than the slum plot on pro-rata basis proportionate to the land jantri rates of respective plots. Such jantri rate shall be considered as of the day on which permission for the rehabilitation project is granted
      - d. such Transferable FSI will not be permitted to be utilized in the Township projects granted under Regulations of Township-2009
      - e. be consumed within 5 year from the date of grant of permission for slum rehabilitation
- v. The concerned Appropriate Authority shall maintain the book of record for such additional FSI including the Transferable FSI used in any other plot or part there-of along with details of FSI transferred to any developer other than slum developer. The Authority shall maintain the records of total additional FSI to be permitted in any other plot or part there-of, the developed land jantri rates and the pro-rata FSI which is used. The Authority shall ensure that the additional FSI used on any other plot is provided on pro-rata basis proportionate to the land jantri rates.
- vi. For the development with respect to the additional height, except for the areas covered by the order dtd. 03.01.2011 referered at no.2, irrespective of whatever height is permissible

- in that zone, the building height shall be permitted up to 70 mts. However for building height more than 40.0 mts. shall be allowed on 30 mts or wider road only.
- vii. Except that mentioned in clause no. 22.2.12 point no1, the provisions of the GDR shall apply to all non-slum rehabilitation developments carried out under these regulations.
7. The F.S.I. permitted under GDR for the remaining plot shall be on the basis of Gross Building unit/ Plot area;
8. The FSI shall be granted as under:
- FSI shall be computed for the total area of the clubbed plots.
  - Clubbing of plots shall be allowed for rehabilitation of slum and also for other use;
  - Additional FSI shall be available to the developer equivalent to the area used for slum rehabilitation.
  - Within the clubbed plots, transfer of FSI from one plot to the other shall be permitted proportionate to the jantri value of respective plots;
9. Margins for the purpose of these Regulations shall be applicable as under:

Margin	Low Rise Building	High Rise Building
Road side margin	4.50 mt	6.00 mt
Other than road side margin	3.00 mt	6.00 mt
Building to building margin	4.50 mt	6.00 mt
Common plot to building margin	3.00 mt	3.00 mt

10. Prevailing GDR shall apply for development other than slum rehabilitation. For the purpose of FSI, the plot shall be considered as a single plot.
11. Rehabilitation scheme shall be permitted on 9.0 mts and more wide roads,
12. Parking, height, common plots and all other provisions are not included in these Regulations shall be provided as per prevailing GDR. However for the purpose of these Regulations Parking shall also be permitted in the common plot.
- Parking shall be permitted in the Common Plot
  - Provided that in no case the height shall exceed 45 mts.
13. Shops having maximum size of 25 sq mt have to provide on ground floor up to maximum 25 % of the ground coverage. The scheme developer may dispose them by allotting it to the occupants of shops in the Slum Plot or otherwise.

### **22.3.13 Rehabilitation of the Project Affected Persons and Other Eligible Slum Dwellers**

The scheme developer under any proposed slum rehabilitation scheme shall,

- In addition to the dwelling units required to rehabilitate the occupants of concerned notified slums, shall for the PAP's provide minimum of 10% of extra dwelling units;
- Surrender for disposal such dwelling units to the prescribed / *Competent Authority* at no cost.

### **22.3.14 Regulations for Allotment**

- The scheme developer shall provide a transit accommodation facility for all the beneficiaries as per requirement.

2. The newly developed dwelling units shall be allotted, to the eligible slum dwellers, by computerized random draw or with the unanimous consent of the eligible slum dwellers.
3. The scheme developer shall transfer the absolute ownership rights of all the dwelling units and the related infrastructure free from all encumbrances to the Co-operative Registrar Society of the slum dwellers free of cost.
4. The allottee or his legal heirs shall not transfer the dwelling unit for at least 20 years from the date of owning the possession. In case if it is found that any sale or any mode of transfer during the above specified period, such allotment shall be considered to be null and void. Such null and void units shall be the property of the competent/ *prescribe* authority.
5. The individual occupier of the dwelling unit shall bear the responsibility of payments towards Government and Municipal Taxes applicable from time to time.
6. Minimum 10% of the cost of rehabilitation dwelling units shall have to be deposited with the competent *//prescribe* authority which later on shall be transferred to the co-operative housing society.
7. The scheme developer. *The scheme developer shall be granted the commencement certificate* shall be permitted to construct buildings other than those of slum rehabilitation only after the construction of dwelling units and infrastructure relating to slum rehabilitation is completed *and Building use permission obtained from the Competent Authority.*
8. Joint ownership with spouse: The reconstructed tenement shall be the ownership of the hutment dweller and spouse conjointly, and shall be so entered and deemed to be so entered in the record of the co-operative housing society, including the share certificates or all other relevant documents.
9. If at any point of time it is found that the slum dweller, after the allotment under the slum rehabilitation scheme, has encroached any land, then in such cases, the allotment under the scheme shall stand cancelled and dwelling of the dwelling unit shall be forfeited and such dwelling unit shall be the ownership of the authority.

#### **22.3.15 External Development Charges**

1. The scheme developer shall pay, for the external development charge an amount, which is equivalent to the prevalent and applicable rates of amenities fees.
2. The betterment charge, the development charge, amenities fees, scrutiny fee, proportionate to that used for slum rehabilitation, shall be waved.

#### **22.3.16 De-Notification of the Slums**

1. The Slum Rehabilitation Committee shall scrutiny the rehabilitation work and on satisfaction and request to the state government to de-notify any slum area;
2. The state government may consider the request of the Slum Rehabilitation Committee to de-notify any slum area.

#### **22.3.17 Effect of Other Zones And Regulations**

1. For the purpose these Regulations, the rehabilitation use shall be permissible irrespective to any of the provisions of zoning in the applicable GDR.
2. All the Regulations under any prevalent act, rules and GDR shall apply mutatis mutandis except for the specific provisions mentioned under these Regulations.

### 22.3.18 Supervision and Monitoring of the Quality of Construction

1. On sanction of the project, the prescribed authority, shall appoint a consultant to supervise the quality and timely execution of the project.
2. The scheme developer shall deposit 5% of the estimated cost of the project as security.
3. The prescribed authority, shall on the advice of the consultant, release the deposits on prorated basis.

### 22.3.19 Grievance Redressal

1. For any grievance related to benefits available under these scheme, any eligible slum dwellers, availing the benefits under the scheme shall be entitled to lodge his complain before the prescribed authority.
2. The prescribed authority shall, on the merits resolve the grievance(s) by giving direction to the developer to resolve the issue.

## 22.4 Regulations for Sabarmati Riverfront Development

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

## 22.5 Regulations for Residential Townships – 2009

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

### 22.5.1 Short Title, Extent and Commencement

1. These Regulations may be called “Regulations for Residential Townships – 2009”
2. These Regulations shall be applicable within the jurisdiction of the appropriate authority constituted under Gujarat Town Planning & Urban Development Act 1976.
3. It shall come into force on such date as decided by order of the State Government.

### 22.5.2 Applicability

These Regulations shall apply to any Residential Townships proposed under these Regulations.

### 22.5.3 Definition

1. **Act** shall mean the Gujarat Town Planning & Urban Development Act 1976.
2. **Appropriate Authority** shall mean authority as defined under Act.
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.
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.

5. **Gross Plot Area** shall mean area after subtracting of the land under Public purpose infrastructure from the total area of the township.
6. **Global FSI** shall mean FSI permissible under this regulation irrespective of the zone.
7. **Residential Township** under these Regulations shall mean a parcel of land owned by a township developer subject to;
  8. Minimum 60 % of the land eligible for developing after deducting the land used for public purpose infrastructure, is put to residential use;
  9. Minimum area not less than 40.00 hectare 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;
10. **Notified Areas** shall mean an area requiring special attention considering its overall balanced development and is notified under these Regulations.
11. **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;
12. **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.
13. **Public Purpose Infrastructure (PPI)** shall mean the infrastructure provided as per these Regulations which the developer shall :
  14. develop, as per prescribed guidelines and on completion transfer it to the appropriate athority;
  15. Operate and maintain for the maintenance period;
  16. Development shall be carried out as per the specifications approved by the Prescribed Authority.
  17. For the purpose of administration the PPI shall vest with the appropriate authority
18. **Zone** shall mean the zone as designated in the prevalent sanctioned development plan
19. **GDR** shall mean the prevalent General Development Control Regulations applicable for the relevant prescribed authority.
20. **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 Permission.
21. **Prescribed Officer** shall be as under:

No	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

The state government shall by order appoint the prescribed officer.

#### 22.5.4 Duties of the Prescribed Officer:

For the purpose of these Regulations, the prescribed officer:

1. shall, within 30 days from the receipt of the application, recommend to the state government to approve or refuse the proposal with reasons;
2. shall evaluate and approve the progress;

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. may recommend to the government to allow the benefits available under any scheme of the state or central government;
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

**22.5.5 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

**22.5.6 Procedure to notify any area:**

Subject to the provisions of these Regulations and the GDR State Govt. may on recommendation from the prescribed authority or otherwise, notify any area, which would require special benefits under these Regulations.

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.

For awareness the government shall publish in at least two daily local news papers.

**22.5.7 Procedure for securing the permission:**

Subject to the provisions of these Regulations and the GDR, any township developer intending to develop under these Regulations, may apply under section 29(1)(ii) to the State Government along with the required documents and forward copy to the prescribed officer.

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 GDR shall apply mutatis mutandis.

**22.5.8 Contents of the Township proposals**

The proposal shall include:

1. Master plan of the area demarcating the details for all parcels of land separately for:
2. Public purpose infrastructure;
3. Primary infrastructure;
4. Rest of the uses;
5. Detailed area statement of each parcel of land as mentioned in 8.1, the FSI calculations;
6. Layout of buildings and infrastructure as per norms
7. Detailed plans for the buildings and infrastructure;

8. Estimates to develop the infrastructure separately for crossover infrastructure, other infrastructure;
9. Details of project finance;
10. Management plan including proposals maintenance and upkeep;
11. Proposal expressing the ability to develop and maintain such project.

#### **22.5.9 Public Purpose Infrastructure**

1. Cross over infrastructure and road
2. The crossover infrastructure shall be provided as per the specifications of the Competent Authority and shall:
3. Sync with the t.p./d.p. Roads in the vicinity.
4. 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.
5. 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 %
6. The crossover road shall be a minimum of 30.0mts and it is not required to be located on the boundary of the boundary/ periphery.
7. The land of public purpose infrastructure shall vest with the competent authority and the developer shall, in person give the possession of such plot to the competent authority.
8. The public purpose infrastructure land shall be disposed as per the following:
  - i. The land for public purpose amenities may be developed on public private partnership (PPP mode) and after public auction.
  - ii. The private developers shall be decided based on expressions of interest
  - iii. The process shall be carried out after prequalification
  - iv. With respect to the above (i), (ii) and (iii), the competent authority shall make a policy and thereafter do needful for the development of land designated for Public Purpose Infrastructure.
  - v. 25% of the facilities created in Public Purpose Infrastructure shall be provided, on merits to the persons of belonging to the weaker section.

#### **22.5.10 Other Amenities**

- a. 5% for School, Hospital and Public Amenities; and
- b. 5% for Parks and Garden, catering to the neighbourhood with public access. Such plots shall have minimum area not be less than 3000 sqmts;
- c. Provided that in case if the township consists of buildings exceeding 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.

#### **22.5.11 Socially & Economically Weaker Section Housing (SEWH) and Other Infrastructure :**

- a. 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,

- b. 10% of the plot kept for SEWSH shall be allocated for Common plot and 10% for Social Facilities (SF Land). Such social facilities land shall be developed for the purposes mentioned in the table below:

Land for Social Facilities	10% of SEWSH Land
School	45% of SF land
Community Center	20% of SF land
Anganwadi	15% of SF land
Health Center	20% of SF land

- c. The land allocated for common plot shall be developed as per GDR  
d. The beneficiaries of SEWSH can use common facilities of the township on availability  
e. The township developer shall develop the SEWH as per the Regulations in Annexure-1;  
f. The township developer shall develop and dispose such housing in consultation with the prescribed authority.

#### 22.5.12 Roads

- a. Minimum area of roads shall be 15% excluding the crossover infrastructure road.  
b. The road network shall be provided in proper hierarchy, and as per standard road widths.

#### 22.5.13 Other Infrastructure

Minimum area of open spaces including gardens shall be 5% excluding the crossover infrastructure road.

#### 22.5.14 Physical Planning Parameters

1. Fill up or reclamation of low-lying, swampy or unhealthy areas, or leveling up of land as required;
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;
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.
4. Cycle tracks shall have to be provided along the roads.
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.
6. Plan and design the neighbourhood regarding circulation system, including safety requirements shall be governed by the BIS or as per the norms of the concerned agencies.
7. Design the sewerage system for reuse of water and zero discharge and arrange to operate permanent basis.
8. Provide system to harvest rainwater which may be an integral part of the storm water drainage plan or standalone;
9. The developer shall plan to provide 140 lpcd
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. Ensure continuous & quality power supply;
12. Provide connectivity to nearest 30 mts wide road
13. The natural drainage pattern shall be maintained without any disturbances. Provided that improvements shall be permitted for efficiency improved improvement.
14. Transit space and facility of segregation of biodegradable and recyclable solid waste shall have to be provided;
15. Space and separate access required as per rules shall have to be provided for power distribution;
16. For public areas and commercial building, so far possible, provide energy of non-conventional sources.
17. Street lights shall be operated using Solar Power.
18. Make provision for Harvesting & Recharging system of Rain Water.
19. Within 3.0 mts distance on either side of the road, trees shall have to be planted and maintain till the maintenance period.
20. Minimum 200 trees per hector, of appropriate species, shall have to be planted and nurtured for the maintenance period.
21. Suitable landscape shall have to be provided for open space and gardens;
22. Urban Design and Heritage to be ensured
23. The competent Authority may relax net density upto 400 dwelling units per hector
24. Provided that, if the developer cannot allot the SEWSH dwelling units generated because of the floating FSI, to the rightful beneficiary, then he shall be allowed to make additional dwelling units in 5% land designated for SEWS Housing subject to maximum 400 dwelling units per hectare. For such dwelling units he shall be given additional equivalent floating FSI which shall be chargeable at 40% of the jantri rates

Note: The developer shall in 5% SEWS Housing land have liberty to allot the dwelling units. However he has to give the entire information of such allotment to the competent authority. This information shall include all dwelling units, either the primary units or additional units likely to be developed on account of the provisions above.

#### **22.5.15 Responsibilities of the Township developer**

The Township Developer shall with regard to the township shall:

1. acquire/ own / pool the land at his own expenses;
2. provide at his own expenses the facilities mentioned in clause 8 and 9;
3. develop the township at his cost as approved;
4. develop the land & buildings within for public purpose infrastructure as approved;
5. provide and an undertaking about the terms and conditions the plan to maintain and upkeep of the infrastructure;
6. disclose to the beneficiaries the entire details of the plan, design, the contracts and other details effecting to the beneficiaries;
7. for the maintenance period, maintain and upkeep as per the undertaking, the infrastructure other than the public purpose infrastructure;
8. for the maintenance period, maintain and upkeep the land and property used for public purpose infrastructure;

9. develop the public purpose infrastructure as per the specifications prescribed by the prescribed committee;
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.
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. On issue of the building use Permission, organize to form a Registered Cooperative Society of all beneficiaries, elect a promoter / president, issue share capital to each of the beneficiary
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.

**22.5.16 Grant / Refusal of the permission:**

1. On the receipt of the recommendation of the authority or otherwise, the State Government under section 29 (1)(ii) of the act, may relax the GDR and these Regulations to grant or refuse the proposal.
2. Validity and lapse of the permission shall be according to section 32 of the Act.
3. Development to be commenced within one year from the issue of the permission to construct or the NA order, whichever is earlier.

**22.5.17 Interpretation of these Regulations**

1. If any question or dispute arises with regard to interpretation of any of these Regulations the decision of the government shall be final.
2. In conformity with the intent and spirit of these Regulations, the government may, if required in appropriate cases, use the discretionary powers to decide in any of the matters.

**22.5.18 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:

Total FSI permitted on Gross plot area and shall be sum of Global FSI and Additional FSI as under;

1. Global FSI(GFSI) shall be 1.0
2. 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

3. Maximum permissible use 1.5 FSI

**22.5.19 Built-up Area and Height:**

1. Built-up area shall be regulated as under:
2. 45 % in case of low-rise building and 30 % in case of High-rise building

3. Height of the buildings shall be permitted as per GDR. However additional height maximum up to 70 mts shall be permitted on payment at 7 % of the jantri.

#### **22.5.20 Zoning, Ground Coverage & Other Regulations:**

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.
2. Where ever not mentioned, the provision GDR shall be apply mutates mantis
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.

#### **22.5.21 Development of External (offsite infrastructure):**

The Township Developer shall provide the offsite infrastructure shall:

1. Connect to the existing road or development plan road or town planning scheme road having width not less than 30 mts.
2. The developer shall himself provide water supply at his own or connected with the city system.
3. Arrange to collect, treat and dispose in the township area. However for future shall make provision connect to the city drainage system;
4. Arrange for the power supply;
5. Bear the entire cost for the offsite infrastructure

#### **22.5.22 Supervision and Monitoring of the Quality of Construction**

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.
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.

#### **22.5.23 Grievance Redressal**

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;
2. The prescribed authority shall, on the merits, address the issues to:
3. Direct the developer to resolve the issue;
4. May resolve the issue to by reconstructing/ repairing at the cost of developer.
5. 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.

## **22.6 Regulations for Hotel**

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

### **22.6.1 Short Title, Extent and Commencement**

1. These Regulations may be called “Regulations for Hotel – 2011”

2. These Regulations shall be applicable within the jurisdiction of the appropriate authority constituted under Gujarat Town Planning & Urban Development Act 1976.
3. It shall come into force on such date as decided by order of the State Government.

### 22.6.2 Applicability

These Regulations shall apply to any Hotel buildings proposed under these Regulations.

### 22.6.3 Definition

1. **“Act”** means the Gujarat Town Planning & Urban Development Act 1976.
2. **“Appropriate Authority”** means authority as defined under Act
3. **“Competent Authority”** means any person/persons or authority or authorities; authorized, as the case may be, to perform such functions as may be specified under these Regulations.
4. **“Developer”** means and include a owner/person/persons/ registered society/ association/ firm/ company/ joint ventures/ institution/ trusts entitled to make an application to develop any hospitality project;
5. **“Escape routes”** means any well ventilated corridor, staircase or other circulation space, or any combination of the same having, provided at various levels or floors in the building as per requirements in NBC and designed for the purpose of evacuation and by means of which, the occupants can reach to safe place in the open air at ground level.
6. **“Fire escape stairways and routes”** means escape routes, provided at various levels or floors in the building as per requirements in NBC, and designed and placed as advised and approved by the fire officer;
7. **“Fire Officer”** means the Chief fire officer of the Municipal corporation;
8. **“GDR”** means the prevalent General Development Control Regulations applicable for the relevant appropriate authority.
9. **“Guest Drop Off Canopy”** means the canopy at the main entrance.
10. **“Hotel”** means any building or group of buildings under Single Management, in which sleeping accommodation is provided, with or without dining facilities, activity relating to recreation, entertainment, tourist shopping, lobby/lounge, restaurants, bar, shopping area, banquet/ conference halls, health club, dedicated business centre area, swimming pool, parking facilities attached food services, restaurant.
11. **“Refuge Area”** means an area designed and provided at various levels or floors in the building as per requirements in NBC, to hold occupants during a fire or any other emergency and design for safety.
12. **“Service Floor”** means a floor not exceeding 2.2mt height, which shall be buffer to take care of structural transit, laying and looping of the service lines, and other purposes.
13. **“Atrium”** means a large open space, generally give the building a feeling of space and light, often several stories high and having a soft roofing / glazed roof and/or roofing of any material for safety from weather, but not to give a space/ support for any activity to be carried above it.
14. **“Zone”** means the zone as designated in the prevalent sanctioned development plan of the appropriate authority

#### 22.6.4 Duties of the Competent Authority:

The Competent Authority shall:

1. within 30 days from the receipt of the application, recommend to the State Government to approve or refuse the proposal;
2. Part any proposal if forms a part of any notified water body or any other area which the authority decides for not being appropriate may after an inquiry deny with reasons in writing.

#### 22.6.5 Procedure for Securing the Permission:

1. Subject to the provisions of these Regulations and GDR, any developer intending to develop under these Regulations shall apply, along with the required documents and drawings as per GDR, to the Competent Authority under section 26 of the Act, and the Competent Authority shall forward with its opinion to the State Government.
2. The State Government shall under section 29(1)(ii) take decision and make necessary orders. The Competent Authority shall grant permission in accordance to such Government orders.

#### 22.6.6 Planning Provisions

1. The hotel under these Regulations shall be permitted on a plot:
  - a. on 30mts wide road or
  - b. in case if it's not on 30mts wide road than such plot should have an approach 30mts width from 30mts road.
2. Minimum Nos. of Rooms shall be as under:

Plot area	Rooms
Equal to or above 5000 & up to 8000	100
Above 8000 & up to 10000	150
Above 10000	200

3. Floor Space Index:
  - a. Irrespective of any zone, maximum permissible Floor Space Index (FSI) shall be as under:

Plot area	Permissible FSI
Equal to or above 5000 & up to 8000	3.0
Above 8000 & up to 10000	3.5
Above 10000	4.0

- b. The permissible FSI mentioned above shall be the sum of the Global FSI and Premium FSI. The Global FSI & Premium FSI shall be as under;
  - i. Global FSI (GFSI) means FSI which permitted irrespective of zone. Such GFSI shall be higher of 0.6 or the FSI permitted in respective zone as per GDR,
  - ii. Premium FSI means, FSI available on payment. Payment on such FSI shall be at 40% of land jantri rates.
- c. For the computation of the FSI the area used for the following shall be excluded.
  - i. Basement/other floors used for the parking;

- ii. Refuge area required as per NBC;
  - iii. Atrium, Entrance Porch /Guest Drop Off Canopy;
  - iv. Fire escape stairways and escape routes;
  - v. Service floor;
  - vi. Ramps leading to parking;
  - vii. Swimming pool on any floor
  - viii. Control room for security and Fire.
  - ix. Sewerage Treatment Plant/ Effluent Treatment Plant
  - x. Equipment/Air Handling Rooms (AHU) for air conditioning and ventilation.
4. Guest Drop-Off Canopy/ Porch/ Lift for access to parking shall be permitted at ground level in the margin leaving 3.5mts side margin and 9.0mts road-side margin of the boundary of the plot. The plinth level of such Guest Drop-off Canopy /Porch may be raised maximum by 2.5mts,
5. The escape routes and refuge areas, shall designed in a manner to hold occupants during a fire or terror attack or any other emergency until rescued. The refuge area shall be shall be regulated as under:
  - a. one or more refuge spaces, not necessarily be contiguous but connected with escape routes;
  - b. minimum area of 15 sq.mts and a minimum width of 3.0 mts
  - c. at least one refuge space be provided for every 6 floors or part thereof;
  - d. the refuge and the escape area shall be designed for safety of the occupants;
6. **Margins:** Notwithstanding anything contained in GDR, margins shall be regulated as under:
  - a. Nothing except cabin and structures related to security may be permitted in the margins;
  - b. Swimming pool shall be permitted in the marginal spaces. However such swimming pool shall:
    - i. not be permitted in the circulation spaces for the vehicles;
    - ii. in 2.0 mts wide periphery of the plot and the buildings.
7. Built-up Area:
  - a. On all floors maximum up to 45 % in case of low-rise building and 30 % in case of High-rise building shall be permitted.
  - b. Area under the atrium shall not be considered while calculating the ground coverage and built-up area as per the following conditions;
    - i. area under the atrium shall not exceed 40% of the ground coverage;
    - ii. no intermediate covered spaces at any floor shall be permitted within atrium;
    - iii. only elevators, reception counter, guest lounge, sitting and circulation lobbies shall be permitted under the atrium;
    - iv. provisions for projection in GDR shall apply mutatis mutandis to projections within the atrium.
8. Height of building:
  - a. Total height of the building shall not exceed 70 mts.

- b. Additional height (AH) means height more than that permitted in GDR. Such additional height shall be permitted on payment. Such payment shall be calculated by multiplying the total floor area included in the additional height by 15% of the land jantri rates.
  - c. In case of plant rooms, banquets, ball rooms, restaurant, entrance canopy/porch, entrance lobby, basements, floor height more than that available in GDR shall be permitted on payment. Such payment shall be calculated by multiplying the floor area for which additional height is required by 15% of the land jantri rates.
9. Basements: The following shall be permitted in the basements:
- a. Parking on more than one levels;
  - b. Security cabins, electric cabin, substation, A.C plant room, generator room, boiler room, hotel laundry, housekeeping, stores, lockers and rest room for the reserve staff. Such services shall only be permitted on basement at 1st level below the ground level only. The area for such facility shall not exceed 20% of the total basement at that level.
  - c. Basements may be permitted in the marginal spaces leaving 3.5 mts margin from the boundary of building unit.
  - d. Swimming Pool, Cooling Towers, Communication Equipments
  - e. Swimming pool shall be permitted at any floor.
  - f. Cooling towers, communication equipments shall be permitted on terraces. The developer shall, at his cost, get an audit of the Structural Stability and Safety from a Structural expert of adequate experience and registered with the Competent Authority.
10. Parking, Movement and Mobility shall be regulated as under
- a. Parking shall be permitted on any floor/ basements at any level. Parking for physically challenged people shall have to be provided on ground level.
  - b. Ramp leading to parking place may be permitted in margins after leaving, minimum 3.5mts wide margin from the boundary of the building unit.
  - c. Minimum parking equivalent to 50 % of the consumed FSI shall be provided;
  - d. The parking may be provided in one or more lots and such lots shall have to be provided within the same building unit;
  - e. Access for private cars, cyclists, pedestrians, service vehicles, emergency vehicles and public utility vehicles shall be designed for safety and convenience;
  - f. Access Points onto public roads should be located and designed in such a manner so as to minimise traffic hazards, queuing on public roads.
  - g. 10 % of the parking provided shall be reserved for taxi stand.
  - h. Room of minimum 25 sq.mt area shall be provided for drivers along with Water Closet and bath facilities.

#### **22.6.7 Structure Safety**

Structure safety shall be provided as per the provisions in annexure – 1.

#### **22.6.8 Miscellaneous Provisions**

1. Lifts: The planning and design of lifts shall be in accordance with National Building Code of India.
2. Eco-friendly Practices for, Sewage Treatment Plant & waste management as well as energy saving devices shall be adopted.
3. Yoga Centre of minimum 50 sq. mtr. should provided.

4. Provisions reuse of water (annexure-2), solar water heating (annexure-3) shall be applicable.
5. The building shall preferably be designed as per Energy Conservation Building Code.
6. For public safety, in consultation with a security expert, CCTV Cameras, Night vision devices, Motion sensors, Control Room, Refuge Areas, escapes routes, etc. shall be included in building planning & design and be installed on completion
7. De-salinity charge @ 5% of the jantri rates for the entire floor space shall have to be paid to the Competent Authority at the time of issue of development permission
8. Where ever not mentioned, the provision GDR shall apply mutatis mutandis.
9. Hotel under this provision shall be permitted in any zone in the development plan. However such permission can be denied on account of safety.
10. Even after approval under these Regulations, permissions from Airport Authority of India, Department of Forest and Environment for EIA clearance, and all other relevant department, as required, shall be mandatory.
11. The structural safety of the building shall be the responsibility of the developer. The developer shall, at his cost, get an audit of the Structural Stability and Safety through any independent Competent Authority or a Structural expert of adequate experience and good reputation and registered to the Competent Authority.
12. Fire safety provision shall be made in accordance to GDR

## 22.7 Regulations for Hospital

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

### 22.7.1 Short Title, Extent and Commencement

1. These Regulations may be called “Regulations for Hospital – 2011”
2. These Regulations shall be applicable within the jurisdiction of the appropriate authority constituted under Gujarat Town Planning & Urban Development Act 1976.
3. It shall come into force on such date as decided by order of the State Government.

### 22.7.2 Applicability

1. These Regulations shall apply to any Hotel buildings proposed under these Regulations.

### 22.7.3 Definition

1. **“Act”** means the Gujarat Town Planning & Urban Development Act 1976.
2. **“Appropriate Authority”** means authority as defined under Act
3. **“Competent Authority”** means any person/ persons or authority or authorities; authorized by the Prescribed Officer as the case may be to perform such functions as may be specified under these Regulations.
4. **“Developer”** means and include a owner/person/persons/ registered society/ association/ firm/ company/ joint ventures/ institution/ trusts entitled to make an application to develop any hospitality project;
5. **“Escape routes”** means any well ventilated corridor, staircase or other circulation space, or any combination of the same, designed for the purpose of evacuation and by means of which, the occupants can reach to safe place in the open air at ground level.
6. **“Floor Space”** means the sum of the area of each floor calculated for the purpose of FSI;

7. **“Fire escape stairways and routes”** means escape routes designed and placed as advised and approved by the fire officer;
8. **“Fire Officer”** means the Chief fire officer of the Municipal corporation;
9. **“GDR”** means the prevalent General Development Control Regulations applicable for the relevant appropriate authority.
10. **“Entrance Canopy”** means the canopy at the main entrance.
11. **“Atrium (plural atria)”** means a large open space, generally give the building a feeling of space and light, often several stories high and having a soft roofing / glazed roof and/or roofing of any material for safety from weather, but not to give a space/ support for any activity to be carried above it, often situated within an office building , shopping arcade, shopping centre, and located immediately beyond the main entrance.
12. **“Refuge Area”** means an area designed and provided at various levels or floors in the building as per requirements in NBC, to hold occupants during a fire or any other emergency
13. **“Hospital”** means under Single Management, any building or group of buildings or multiple buildings consisting of a complex accommodating facilities to prevent, treat, and manage illness and the preservation of mental and physical well-being through the services offered by the medical and allied health professions including research and health club and physiotherapy centres.
14. **“Global FSI”** means FSI permissible under these Regulations irrespective of the zone.
15. **“Zone”** means the zone as designated in the prevalent sanctioned development plan of the appropriate authority

#### **22.7.4 Duties of the Competent Authority**

1. For the purpose of these Regulations, the Competent Authority shall;
2. within 30 days from the receipt of the application, recommend to the State Government to approve or refuse the proposal;
3. may deny, after giving reasons in writing, if the proposal forms a part of any notified water body or any difficult area;
4. May recommend to the government to allow the benefits available under any scheme of the state or central government.

#### **22.7.5 Procedure for securing the permission:**

1. Subject to the provisions of these Regulations and the GDR, any developer intending to develop under special planning provisions of these Regulations shall apply to the Competent Authority under section 26 of the Act, along with the required documents and shall forward copy to the State Government.
2. The State Government shall under section 29(1)(ii) take decision and make necessary orders. In accordance to such orders the authority shall grant permission.
3. With regard to procedure to be followed the manner of application, the documents to be submitted along with the applications, the protocols of drawings to be submitted, etc. unless otherwise prescribed, the provisions of GDR of the appropriate authority shall apply mutatis mutandis.

### 22.7.6 Planning Provision

1. The Hospital under these Regulations shall be permitted on an approach and or road which is 30mts or wide.

2. Floor Space Index:

Irrespective of any zone, permissible Floor Space Index (FSI) under these Regulations be as under:

a. Maximum FSI shall be as under

Plot area	Permitted FSI
Above 5000 & up to 6000	3.0
Above 6000 & up to 10000	3.5
Above 10000	4.0

b. The FSI on any plot shall be the sum of the Global FSI and Premium FSI where....

i. Global FSI (GFSI) shall be.....

1. 0.6 in any area or

2. permissible FSI in any zone, not having premium and applicable for residential use.

ii. Premium Floor Space Index (PFSI). PFSI shall be available on payment for the area at 40% of land jantri rates to the Competent Authority,

c. The built up area of following shall be excluded from the computation of the FSI:

i. Basement and other floors used for the parking;

ii. Refuge area as required as per NBC;

iii. Entrance Canopy area;

iv. Atrium;

v. Fire escape stairways and routes, Escape routes,

vi. Ramps leading to parking spaces or any other floors;

vii. Control room for security and Fire Control

viii. Equipment /Air Handling Rooms (AHU) for air conditioning and ventilation requirements.

3. Entrance Canopy, Porch and Lift for the access to parking, at the ground level shall be permitted. Such canopy may be permitted to be on raised level not exceeding 2.5 mts

4. On each floor, for safety and emergency exit, provide escape routes and refuge areas, on locations as required in the design.

5. The refuge and the escape area shall be regulated as under:

a. to hold occupants during a fire or terror attack or any other emergency until rescued;

b. Refuge Area shall be regulated as under:

i. one or more refuge spaces, not necessarily be contiguous but connected with escape routes;

ii. minimum area of 15 sq.mts and a minimum width of 3.0 mts

iii. at least one refuge space be provided for every 6 floors or part thereof;

iv. the refuge and the escape area shall be designed for safety of the occupants;

v. design of refuge area should comply with the provisions of NBC

6. **Margins:** Notwithstanding anything contained in GDR, margins shall be regulated as under:

- a. Nothing except cabin and structures related to security may be permitted in the margins;
  - b. Vehicle lifts shall be permitted within the margin spaces. However a clear margin of 9.0 mts in the front and 3.5 mts on other sides shall have to be maintained.
- 7. Built-up area:** Built-up area shall be regulated as under;
- a. 45 % in case of low-rise building and 30 % in case of High-rise building
  - b. Area under the atrium shall not be considered while calculating the ground coverage and built-up area;
  - c. Provided that;
    - i. such area under the atrium shall not exceed 40% of the ground coverage;
    - ii. no intermediate covered spaces at any floor shall be permitted in the area under the atrium;
    - iii. only elevators, Reception counter, inquiry counter spaces for sitting and circulation lobbies shall be permitted under the atrium;
    - iv. projection in margin in GDR shall apply mutatis mutandis to projections within the atrium.
- 8. Height of Building**
- a. Higher than that permitted under the GDR shall be known as additional height. The Additional height (AH) shall be regulated as under:
  - b. Maximum height of 70 mts shall be permitted;
    - i. AH shall be permitted on payment. Such payment shall be based on applicable rates (AR), which would be equivalent to 15% of the land jantri rates.
    - ii. The calculations shall be as under:
      - 1. For individual floors, multiply the floor area for which AH is asked for with AR;
      - or
      - 2. For building, multiply the sum of the floor area of all the floors which are above the permissible height with AR;
  - c. Additional Floor to Floor Height more floor height than as prescribed in GDR for public areas, plant rooms, banquets, ball rooms, restaurant, entrance canopy/porch, entrance lobby, basements can be availed on payment as per above sub clauses.
- 9. Basements:** The following may be permitted in the basements:
- a. Parking on more than one levels;
  - b. Space for services which may include, electric cabin, substation, a.c. plant room, boiler, housekeeping, rooms for the care takers, morgue, collection of waste, such as biomedical, plastic, paper, glass, diagnostic, etc., central laundry, CSSD change room, library room, rest room for the reserve staff. However such services shall only be permitted on one level of basement. Such uses shall strictly be ancillary to the principal use. However these areas shall not exceed 20% of the total basement area and for such area payment at the rate of 5% of the jantri shall have to be made.
  - c. Security cabins may be permitted at every level of basement;
  - d. Basements may be permitted in the marginal spaces. However for the safety requirements, it shall not be permitted in 3 mts wide area along the perimeter of the building unit;
- 10. Parking, Movement and Mobility (PMM)** shall be regulated as under
- a. Parking shall be permitted on any floor/ basements at any levels;

- b. Parking shall not be insisted at Ground level or as surface parking. However parking for physically challenged people shall have to be provided on ground level;
- c. Ramp leading to parking place may be permitted in margins after leaving all around the building, minimum 3.5 mts wide space.
- d. Minimum parking equivalent to 50 % of the consumed FSI shall be provided;
- e. The parking can be provided in one or more lots. However it shall have to be provided within the same building unit;
- f. Access for private cars, cyclists, pedestrians, service vehicles, emergency vehicles and public utility vehicles shall be designed for safety and convenience;
- g. Access Points onto public roads should be located and designed in such a way as to minimise traffic hazards, queuing on public roads.
- h. On each floor minimum of one service corridor of minimum 2.5 mts width, having access from each floor and is connected to the lift shall be provided;

#### **22.7.7 Structure Safety**

Structure Safety Regulations shall be applicable

#### **22.7.8 Miscellaneous Provisions**

1. Lifts – planning and design: The planning and design of lifts shall be in accordance with National Building Code of India.
2. Eco-friendly Practices (a) Sewage Treatment Plant (b) rain water harvesting (c) waste management (d) pollution control method for air, water and light (e) introduction of non CFC equipment for refrigeration and air conditioning.
3. Provisions reuse of water (annexure-2), solar water heating (annexure-3) shall be applicable.
4. The building shall preferably be designed as per Energy Conservation Building Code.
5. For public safety, in consultation with a security experts, CCTV Cameras, Night vision devices, Motion sensors, Control Room, Refuge Areas, escapes routes, etc. shall be included in building planning & design and be installed on completion
6. Where ever not mentioned, the provision GDR shall apply mutatis mutandis.
7. Hospital under this provision shall be permitted in any zone in the development plan.
8. Provided that such permission can be denied by the government on account of safety.
9. Even after approval under these Regulations, permissions from Airport Authority of India, Department of Forest and Environment for EIA clearance, and all other relevant department, as required, shall be mandatory.
10. The structural safety of the building shall be the responsibility of the developer. The developer shall, at his cost, get an audit of the Structural Stability and Safety through any independent Competent Authority or a Structural expert of adequate experience and good reputation identified and advised by the Competent Authority.
11. Deduction as decided by the Competent Authority shall be applicable in case where the plots are not the part of the Town Planning Scheme area.
12. Fire safety provision shall be made in accordance to GDR
13. Entrance Canopy, Porch and Lift for the access to parking, at the ground level shall be permitted. Such canopy may be permitted to be on raised level not exceeding 2.5 mts,
14. On each floor, for safety and emergency exit, provide escape routes and refuge areas, as per NBC

15. For poor and middle class patients, 10 % of the total nos. of beds shall be designated and 30 % of the decided rates shall be charged. The Competent Authority shall monitor the implementation.
16. Whenever the township is included in the Town Planning Scheme:
  - i. Separate final plot shall be allotted to all public purpose plots and all such final plots shall vest with the competent authority.
  - ii. Include the crossover roads as town planning scheme roads. The developer shall maintain all such crossover roads for a specified period by the Competent Authority and on completion of the maintenance period handover the roads to the Competent Authority
  - iii. The developer shall make the payment of the net demand to the authority
17. The developer may make a demand to get benefits of any existing infrastructure facility and on receipt of such demand; the competent authority may consider to provide the benefit of the same on any terms and conditions which may decide
18. The developer shall have to pay, all fees as per GDR, fire charge or any other fees levied under section 23 (1) (vi-a)
19. At the time of issue of the building use permission, the developer shall make the payment for the expenditure likely to be incurred for the infrastructure.
20. The premium for chargeable FSI shall be calculated based on weighted average of the Jantri
21. With respect to the rule no. 10.1 and the relevant annexure the following shall be applicable:  
The competent Authority may relax net density up to 400 dwelling units per hectare

#### **22.7.9 Special Planning Provisions (SPP) where 4.0 or more FSI is granted:**

Minimum requirements of the Hospital shall be as under;

1. 100 beds
2. Two operation theatres, ICU, Code blue room,
3. Designated Space for Teaching, Research & Library facilities, centralised sterilization facilities, indoor pharmacy & dispensing pharmacy, Housekeeping facilities and Lenin room, Cafeteria,/ Restaurant, Indoor catering facilities,
4. Compulsory HVAC ( centralised air conditions) systems for ICU, operation theatres & other critical facilities
5. Designated area for Gas manifold & piped supply of Medical Gas,
6. Staking, material receiving areas
7. Power backup for critical facilities & on-conventional energy use shall only be compulsory in case of non critical facilities;
8. The design should comply with WHO standards or equivalent
9. Waste management as per GSPC rules

#### **22.8 Regulations for Knowledge Precinct**

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

**Speciman Copy not for sale**

**Section D:**  
Performance Regulations



## 23.0 BUILDINGS AND INFRASTRUCTURE

### 23.1 Architectural Elements

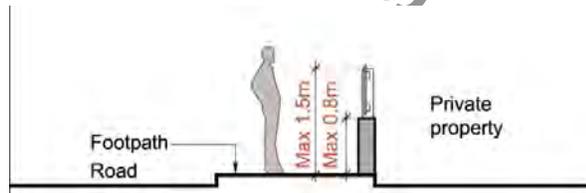
#### 23.1.1 Boundary Wall/ Compound Wall

##### For all Buildings other than Industrial:

1. The height of a boundary wall towards the road-side shall not exceed 1.5mts from the crown of the adjacent road and 1.8mts from the crown of the adjacent road for all other sides of the building-unit.
2. For building-units at junction of roads, a grill fence shall be provided with the following provisions:
  - a. At least 50% perforation in the grill.
  - b. The base of the fence shall not exceed 0.8mts from the level of the crown of the adjacent road for a length of 9mts. from the corner of the building-unit at the junction.

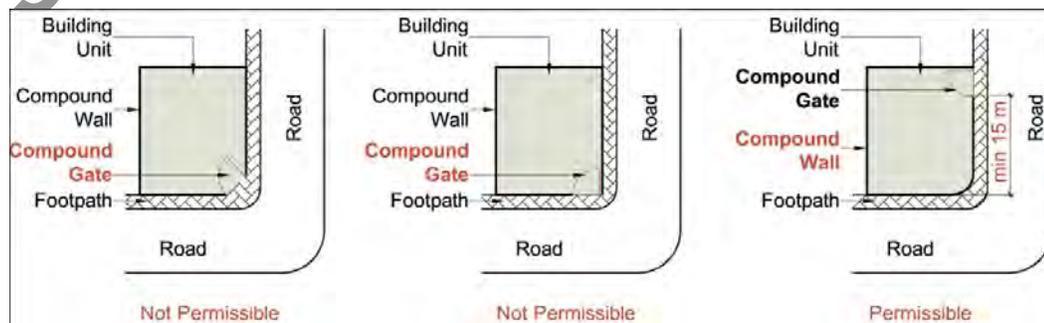
##### For Industrial Buildings:

The height of a boundary wall on all sides shall not exceed 3mts from the crown of the adjacent road.



#### 23.1.2 Boundary Gate/ Compound Gate

1. Boundary gate shall not open outward and shall be provided with a means to prevent the gate from opening outward on the pavement or road.
2. The minimum width of a boundary gate for all uses except Dwelling-1&2 shall be 6mts.
3. For building-units at junction of roads, the following shall be applicable:
  - a. A gate shall not be permitted on the curvature of the boundary wall.
  - b. If the adjacent road width is equal or more than 12mts, the opening in the boundary wall shall be located at a minimum distance of 15mts. from the corner of the building-unit at the junction. If the length of the road side edge is less than 15mts, the opening in the boundary wall shall be provided at the farthest end from the junction.



### 23.1.3 Level of Building-unit

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

In the case of a building-unit where the level of the land is lower than the crown of the road in front and which in the opinion of the Competent Authority, could be drained off in the storm water drainage and sewer, the Competent Authority may permit a suitable lower level.

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

### 23.1.4 Paving in Building-unit

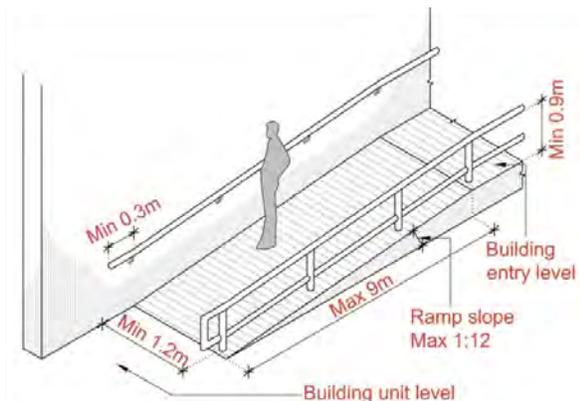
Maximum of 50% of the total open space including marginal open spaces and common plot of a building-unit shall be paved. The remaining shall be permeable for rain water percolation.

### 23.1.5 Access Path

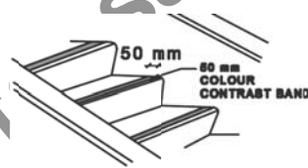
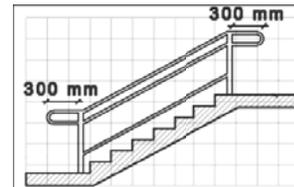
1. Access path from the building-unit entry to the building entry or plinth shall have a minimum width of 1.8mts with an even surface and devoid of steps.
2. In case of a sloping access path, the gradient shall not be greater than 1:12.
3. Any difference between the road level and building-unit level shall be accommodated within the building-unit boundary.

#### For all Buildings (Except Dwelling-1&2):

1. Minimum one entrance shall be provided that is accessible by people with disability and accompanied by appropriate signages as per Regulation 23.7.
2. Minimum width of this ramped access path shall be 1.2mts, 1.5mts and 1.8mts for the ramp length of 3.6mts, up to 9mts and more than 9mts respectively
3. The pedestrian ramp leading main entrance required as per these regulations may be provided in the margin.
4. In case of sloping access path or ramp:
  - a. The gradient shall not be greater than 1:12.
  - b. Minimum width of ramp shall be 1.2mts and the maximum continuous length shall be 9mts. Such ramp shall have 800mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.



- c. Entrance landing shall be providing adjacent to ramp with the minimum dimension 1.2mts x 1.5mts.
  - d. The surface material shall adequately guide visually impaired by using colour and brightness that is different from the surrounding floor material or by using 'guiding floor material' that emits different sounds.
  - e. Finishes shall have a non-slip surface with a texture traversable by a wheel chair.
  - f. Curbs, wherever provided, should blend to a common level.
5. For any additional stepped approach:
- a. Minimum width shall be 1.35mts.
  - b. Size of tread shall not be less than 300mm. and maximum riser shall be 150mm.
  - c. The steps shall not have abrupt (square) nosing.
  - d. Maximum number of risers on a continuous flight without landing shall be limited to 12.
  - e. The stepped approach shall be provided with 800mm high hand rail on both sides. Hand rails shall extend 300mm on the top and bottom flight of the steps.
  - f. All steps edges shall have a contrasting colour band of 50mm width stretched entirely across the step width. The edges should also be non-slippery.



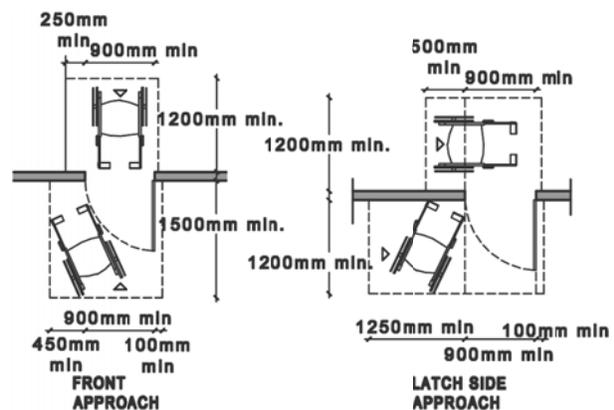
### 23.1.6 Plinth

- 1. The plinth of the habitable area of any building shall be at a minimum height of 0.45mts from the established level of the building-unit.
- 2. The building may be permitted on hollow plinth at the ground level with the following provisions:
  - a. Has maximum height of 3.5mts from finished ground level to finished floor level and minimum height shall be 3.0mts from finished ground level to finished floor level and is free of enclosures except for staircase and other permitted uses under this Regulation.

### 23.1.7 Entrance

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

- 1. Minimum clear opening of the entrance door shall be 900mm and shall not be provided with a step that obstructs the passage of a wheelchair user.
- 2. Level difference at threshold shall not exceed 12mm.
- 3. Manual doors should incorporate kick plates 300mm high to withstand impact of wheelchair footrest where doors are glazed.

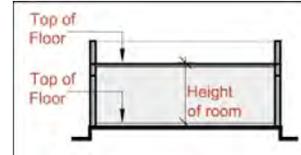


4. Door handle and locks should be positioned between 900-1000mm above floor and must enable the user to operate it with a single hand.

### 23.1.8 Minimum Clearance Height in Buildings

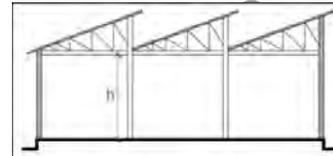
#### 1. For Dwelling Units or Commercial Buildings:

- a. All habitable spaces shall have minimum height of 2.9mts between finished floor levels.
- b. All circulation and service spaces such as verandah, bathroom, washroom, toilet, passage, puja room, store room and stair cabin shall have a minimum clearance height of 2.1mts.



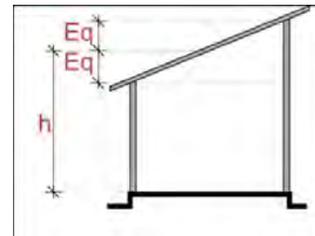
2. For Industrial Uses, all occupiable spaces shall have a minimum clearance height of 3.0mts.

3. In case of folded roof, minimum clearance height shall be 3.0mts (measured from the lowest point of the fold).



4. In case of sloping roof, minimum clearance height shall be 2.2mts (measured from the lowest point of the roof). The average height of the room shall not be less than the minimum clearance height as applicable according to the building use and stipulated above.

5. In case of trussed roof, minimum clearance height shall be measured from the floor level to the bottom of the tie beam and shall be 2.8mts.



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

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

### 23.1.9 Mezzanine

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

### 23.1.10 Loft

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

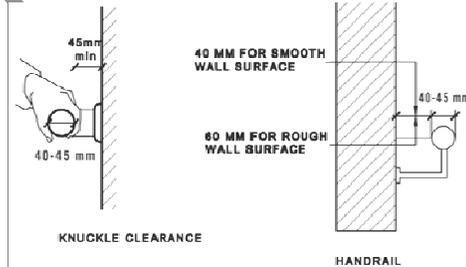
### 23.1.11 Basement

1. Basement is allowed within a building-unit as per specifications in Section C: Planning Regulations. The usage of basement to conform to Section C: Planning Regulation 13.11.4.

2. The area available after providing the required margins may be utilized for basement.
3. It may be provided at more levels as per Section C: Planning Regulation 13.11.2.
4. Basement in a building shall have a minimum clear height of 2.8mts.
5. If basement is used for parking, vehicular ramps shall be provided as specified in Performance Regulation 23.1.15.
6. In cases where the permitted margin of the basement is lesser than the permitted margin of the super structure, no level difference shall be permitted in the marginal space of the building. Such marginal space shall be open to sky and motorable as per Regulation 24.3.
7. During construction of basement, necessary shoring and strutting including sheet piling shall be required.
8. Provision for drainage or water supply shall not be permitted in the basement.
9. Material used for construction of basement shall be fire resistant. Wood or any other combustible material shall not be used as structural members of a basement.
10. Access to the basement to be provided as per Performance Regulation 23.1.14 and 23.1.15

### 23.1.12 Railings

1. A parapet/railing with a minimum height of 1.15mts from the finished floor level shall be provided to ensure safety at all accessible edges of a building such as roof edges, staircase, terrace, balcony, floor edges or any large openings and/ or fully glazed window.
2. Railing for staircase shall be as per Performance Regulation 24.6.1.8
3. The maximum dimension of the railing/parapet perforations shall not exceed 0.15mts..
4. In buildings meant for predominant use by children, it will be necessary to suitably alter the height of the hand-rail and other fittings & fixtures.
5. Hand-rail for any level difference shall be provided with a pipe of minimum diameter of 40mm and as illustrated across.



### 23.1.13 Terrace

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

### 23.1.14 Staircases

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

	Use	Height of Building (mts)	Staircase		
			Min. Flight Width (mts)	Min. Tread (mm)	Max. Riser (mm)
1.	Dwelling-1&2	Three Floors Up to 12m	1.0	250	200
2.	Dwelling-3	Up to 15m	1.2	250	180

	Use	Height of Building (mts)	Staircase		
			Min. Flight Width (mts)	Min. Tread (mm)	Max. Riser (mm)
2a.	Dwelling-3	More than 15 up to 25m	1.5	250	180
2b.	Dwelling-3	More than 25m	2.0	300	160
3a.	Educational-1&2	Up to 25m	1.5	300	160
3b.	Educational-1&2	More than 25m	2.0	300	160
4a.	Institutional, Religious, Public-Institutional	Up to 25m	1.5	300	160
4b.	Institutional, Religious, Public-Institutional	More than 25m	2.0	300	160
5a.	Commercial	Up to 25m	1.5	300	160
5b.	Commercial	More than 25m	2.0	300	160
6.	Assembly	For all heights	2.0	300	160
7a.	Hospitality	Up to 15m	1.5	300	160
7b.	Hospitality	More than 15m	2.0	300	160
8	Industrial	For all heights	1.5	300	160

Note: It shall be permitted to provide two staircases of width 1.5mts as an alternative of one staircase of 2.0mts, two staircases of width 1.2mts as an alternative of one staircase of 1.5mts within the travel distance as specified in table 23.1.14.1.c below.

**1. Staircase for Basement:**

- a. The staircase to the basement shall have the same width as the regular staircase leading to upper floors.
- b. Any staircase leading to the basement shall be as per Performance Regulation 24.6.
- c. A staircase shall be provided from the lowest level of the basement as a means of access or exit at a travel distance mentioned in the table below:

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

2. **Staircase for all Buildings other than detached and semi-detached dwelling units:** Separate staircase shall be provided if the ground floor or any other floor in a residential building is used for non-residential purpose.
3. For all buildings, staircase shall be compliant with Performance Regulation 24.6.

### 23.1.15 Ramp

#### 1. Ramp for Vehicular Access

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

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

- b. The maximum slope of ramp shall be 1:7.
- c. A level platform of width equal to ramp width and length of minimum 4.5mts. shall be provided at end of the ramp at ground level and basement level.
- d. A minimum clear height of 2.6mts shall be maintained at all points on the ramp.
- e. For parking in basement/s, the number and width of ramp shall be provided as specified below and as per 23.1.15.1.a (as applicable):

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

2. **Ramp for Pedestrians:** For Buildings exceeding 4mts height with following uses: Institutional, Assembly, Public Institutional, Educational-2, Mercantile and Business; a pedestrian ramp shall be provided unless provision for a lift is made as per Regulation 23.12. The ramp shall be provided with the following specifications:

- a. The minimum width of the ramp shall be 1.2mts, 1.5mts and 1.8mts for the ramp length of 3.6mts, up to 9mts and more than 9mts respectively.
- b. A landing shall be provided of 1.5mts depth for every 9mts length of the ramp.
- c. The slope of a ramp shall not exceed 1 in 12.
- d. Surface of the ramp shall be slip-resistant and the edge of the ramp shall be protected with a minimum height of 100mm.
- e. Handrails on the ramps shall be on both sides at two levels; at 700mm and 900mm, both ends shall be rounded, grouted and extended 300mm beyond top and bottom of ramp.
- f. Entrance landing shall be provided at the starting and ending level of the ramp with the minimum length equal to 1.8mts.

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

## 23.2 Parking

### 23.2.1 Parking to be provided

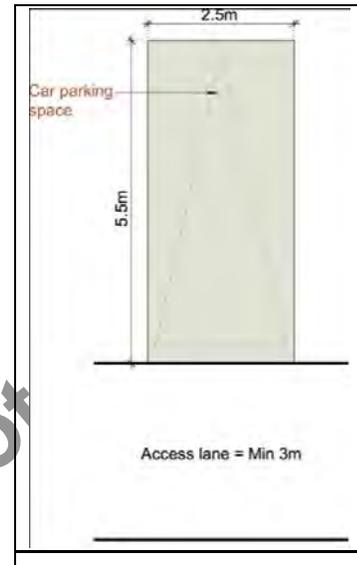
In any building, provision for parking shall be made as per requirements specified in Section C: Planning Regulations.

1. Parking for people with disability shall be provided for all buildings and facilities other than Dwelling-1&2 as per Performance Regulation 23.2.2(5).

### 23.2.2 Design of Parking for Cars

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

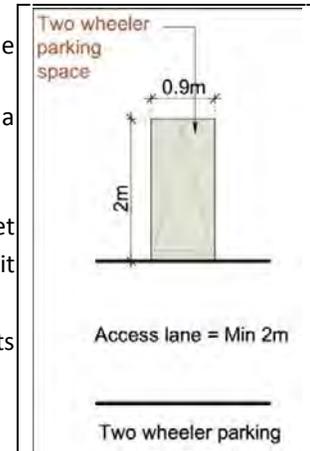
1. Minimum dimension of a space provided for parking a car shall be 2.5mts x 5.5mts.
2. Each car parking space should be connected to the street providing access to the building-unit by means of an access/exit lane.
3. Minimum width of the access/exit lane for single-sided parking shall be 3mts and for double-sided parking layout, the minimum width of the access lane shall be 5.5mts.
4. A minimum clear height of 2.6mts shall be maintained at all points in the parking space and access/exit lanes.
5. Minimum provision of one accessible car parking space shall be provided for people with disability for every 25 car parking spaces or less. This accessible car parking space shall:
  - a. have a minimum width of 2.5mts.
  - b. have a 1.2mts side transfer bay. This can be shared by two successive parking bays.
  - c. be located within 30mts from the main entrance of the building
    - a. have appropriate signages indicating that the space is reserved for wheel chair that are conspicuously displayed as specified in Regulation 23.7
    - b. have guiding floor materials or have a device to guide visually- impaired persons with audible signals or any other devices which serves the above purpose.
  - c. Minimum 50% of the parking reserved for visitors shall be provided at ground level.



### 23.2.3 Design of Parking for Two-Wheelers

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

1. Minimum dimension of a space provided for parking a two-wheeler shall be 0.90mts x 2.0mts.
2. Each two-wheeler parking space should be connected to the street providing access to the building-unit by means of an access/exit lane. Minimum width of the access/exit lane shall be 2.0mts.
3. A minimum clear height of 2.6mts shall be maintained at all points in the parking space and access/exit lanes.



### 23.2.4 Design of Parking for Trucks

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

1. Minimum dimension of a space provided for parking a truck shall be 4.0mts. X 8.0mts.
2. Each truck parking space should be connected to the street providing access to the building-unit by means of an access/exit lane. Minimum width of the access/exit lane shall be 6.0mts.

## 23.3 Lighting

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

## 23.4 Ventilation

### 23.4.1 Ventilation of Rooms

1. Every habitable and usable room shall be equipped for adequate ventilation by provision of windows and/or ventilators that open directly into an open space or semi-open space such as courtyard or verandah. The size of such an open space shall be minimum one-tenth of the floor area of the room.
2. The aggregate of all openings including doors, windows and ventilators in a room shall be minimum one-seventh of the floor area of the room.
3. Any deficiency shall be compensated by use of mechanical system such as blowers, exhaust fans or air conditioning system according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code and to the satisfaction of the Competent Authority.

### 23.4.2 Ventilation of Basement

Every basement shall be ventilated adequately for its respective use. Vent Duct openings shall be permitted at Building-unit level in accordance with Performance Regulation 24.3. Any deficiency shall be compensated by use of mechanical system such as blowers, exhaust fans or air conditioning system according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code, and to the satisfaction of the Competent Authority.

#### **23.4.3 Ventilation of Atrium**

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

#### **23.4.4 Ventilation of Bathrooms and Water Closets**

1. Every bathroom and water closet shall be ventilated adequately.
2. At least one of the walls of a water closet or bathroom or sanitary block shall have an opening of minimum 0.25 sq.mts. for each unit of w.c or bathroom. Such opening shall open into an open to sky space with minimum dimension of 0.9mts X 0.9mts.
3. Any deficiency shall be compensated by use of mechanical system such as blowers, exhaust fans or air conditioning system according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code, and to the satisfaction of the Competent Authority.

#### **23.4.5 Ventilation of Staircase for Dwelling-1&2:**

1. **For ventilation by windows:** Every staircase shall be ventilated adequately from an open air space with a minimum area of 1sq.mts. The aggregate area of all windows provided shall be at least 1.2sq.mts at each stair landing or floor in the enclosing wall of the staircase which abuts on such 1sq.mts open air space.
2. **For mechanical ventilation:** Any deficiency shall be compensated by use of mechanical system such as blowers, exhaust fans or air conditioning system according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code, and to the satisfaction of the Competent Authority.

#### **23.4.6 Ventilation of Industrial Buildings**

1. Every usable room shall be equipped for adequate ventilation by provision of windows, ventilators, skylights or artificial means.
2. For natural ventilation, every room in such building shall be lit and ventilated by adequate number of windows, ventilators and sky lights exclusive of doors having clear opening not less than 1/7th of the floor area abutting on open air space of width not less than 1/3rd of the height of the part of the building abutting such open space.
3. Any deficiency shall be compensated by use of mechanical system such as blowers, exhaust fans or air conditioning system according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code, and to the satisfaction of the Competent Authority.

#### **23.4.7 Ventilation of Special Buildings**

1. Every auditorium, halls and other special buildings shall be naturally lit and ventilated by doors, ventilators and windows abutting on an interior or exterior open air space which shall not be less than 1/5th of the total floor area.
2. Any deficiency shall be compensated by use of mechanical system such as exhaust fans or air-conditioning system according to the standards in Part VIII Building Services, Section-I

Lighting and Ventilation, National Building Code, and to the satisfaction of the Competent Authority.

#### **23.4.8 Change of ventilation system**

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

### **23.5 Heating and Air Conditioning**

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

#### **23.5.1 Air-Conditioning of Special Buildings**

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

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

### **23.6 Water-related Requirement**

#### **23.6.1 Water Storage Tank**

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

#### **23.6.2 Drinking Water Supply**

In all buildings other than residential buildings, suitable provision of drinking water shall be made for the people with a disability near the accessible toilet provided under Performance Regulation 23.9.2.

### **23.7 Signages**

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

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

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

1. The size of lettering shall not be less than 20mm to enable easy legibility.
2. Public Address System may also be provided in busy public areas.

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



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

### 23.8 Letter Box

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

### 23.9 Sanitation

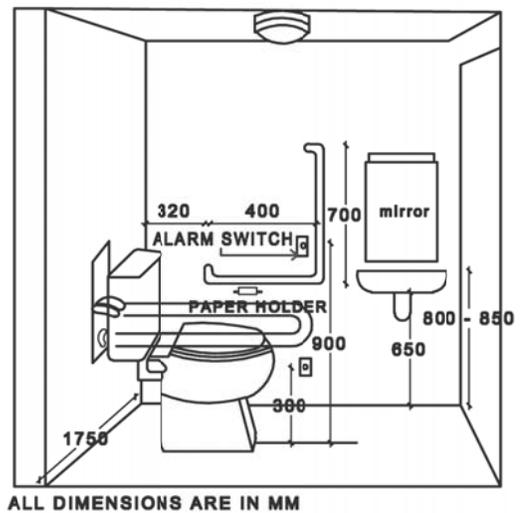
Minimum sanitary accommodation shall be provided for all proposed buildings and additions and extensions to existing buildings.

#### 23.9.1 For Residential Buildings

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

#### 23.9.2 For All Buildings other than Residential

1. Minimum one special water closet shall be provided for the use of persons with disability with provision of wash basin and drinking water at the ground level.
  - a. Minimum size of toilet shall be 1 mts. x 1.75 mts.
  - b. Minimum width of door shall be 900mm with outward door swing.
  - c. Suitable arrangement of vertical or horizontal hand rails with 50mm clearance from the wall shall be provided.



- d. W.C. seat shall be 500mm from the floor.
2. Water closets shall be provided for each gender with a minimum area of 0.9 sq.mts area. The number of water closets shall be decided on the basis of the maximum number of building users of that gender at any time and as specified in the table below:

Building Use	Rate for No. of Users	No. of Users	Min. No. of Urinals	Min. No. of Water Closets	Min. No. of Washbasins or Wash area
Educational	1 user per 1sq.mts per carpet area		5 or 1 per 50 male users or less, whichever is more	2 or 1 per 200 users or less per gender, whichever is more	
Business	1 user per 4sq.mts per carpet area	<20	1 may be provided	1 WC per gender each	
		21-100	1 per 25 male users or less	1 per 25 users or less per gender	
		101-500	1 per 50 male users or less	1 per 50 users or less per gender	
		>500		1 per 100 users or less per gender	
Industrial, Storage	1 user per 25sq.mts of carpet area	1-100	1 per 100 male users or less	1 per 25 users or less per gender	
		>100	1 per 50 male users or less	1 per 50 users or less per gender	4 sq.mts of wash area
Special Buildings	1 user per seat		2 per 75 users or less	1 per 100 users or less per gender	1 washbasin per 200 users or less

3. Minimum 25% of such water closets and urinals shall be provided in common and accessible locations of the building.
4. These sanitation facilities shall be provided with signage indicating the use and the intended users' gender as per Performance Regulation no. 23.7.

### 23.9.3 For Special Buildings

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

### 23.10 Drainage

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

### 23.10.1 Provision of Septic Tank, Seepage Pit and Soak Well

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

1. Location and sub-soil dispersion: A sub-soil dispersion system shall not be closer than 12mts to any source of drinking water, such as a well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building is economically feasible but not closer than 2mts to avoid damage to the structure.
2. Dimensions and Specifications:
  - a. Septic tank shall have a minimum inner width of 75cms. a minimum depth of \_\_\_\_\_ meter below the water level and a per capital minimum liquid capacity of 85 litres. The length of the tanks shall be least twice the width.
  - b. Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable material as approved by the competent authority..
  - c. Under no circumstances should effluent from a septic tank or allowed into an open channel drain or body of water without adequate treatment.
  - d. The minimum normal diameter of the pipe shall be 100mm. Further at junction of pipes in manholes, the direction of flow from a branch connection should not make an angle exceeding 45 degrees with the direction of flow in the main pipe.
  - e. The gradients of land-drains, under-drainage as well as the bottom of dispersion trenches and soak wells should be between 1:300 and 1:1400.
  - f. Every septic tank shall be provided with a ventilating pipe of at least 50mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall extend to a height which would cause no smell or nuisance to any building in the area. Generally, the ventilating pipe should extend to a height of about 2mts above the septic tank building when it is located closer than 15mts.
  - g. When the disposal of a septic tank effluent is to a seepage pit, the seepage pit may be of sectional dimension of 90cms and not less than 100cms in depth below the inner level of the inlet pipe. The pit may be lined with stone, brick and concrete blocks with dry open joint which should be backed with at least 7.5cms of clean coarse aggregate. The lining above the inlet level should be narrowed to reduce the size of the R.C.C. cover slabs. Where no lining is used, especially near trees, the entitle pit should be filled with loose stones. A masonry ring should be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe should be taken down to a depth of 90cms from the top an anti-mosquito measure.
  - h. When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100cms wide, excavated to a slight gradient and shall be provided with a layer of shed gravel or crushed stones 15 to 25cms deep. Open, joined pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have a minimum internal diameter or 70 to 100mm. Each dispersion trench should not be longer than 30mts and trenches should not be placed closer than 1.8mts to each other.

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

### 23.11 Electrical Infrastructure

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

### 23.12 Lifts and Elevators

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

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

#### 23.12.2 For Buildings exceeding 15mts height

1. For buildings with height more than 15mts, lifts shall be required as per the following table:

No.	Building Use	Height of Building	Minimum no. of Lifts (whichever is more from column A and B)	
			A	B
1.	Dwelling	Above 15mts	Minimum 1, or	1 Lift per Thirty dwelling units (excluding dwelling units on ground level and two upper floors or Hollow-plinth and two upper floors)
		Above 25mts	Minimum 2, or	
2.	Non-residential	Above 15mts	Minimum 1, or	1 Lift per 1000sq.mts (excluding area on ground floor and two upper floors or Hollow-plinth and two upper floors)
		Above 25mts	Minimum 2, or	

2. For buildings with height above 25.0mts, one of the required lift shall be a fire lift, in conformity with Fire Safety Regulations 24.0.

#### 23.12.3 General Requirements for Lifts and Elevators

- Lift shall be provided from the ground level or lower level.
- Minimum capacity of the lift shall be for six persons.
- Lifts of 6, 8 and/or 12 person capacity can be permitted, as approved by competent authority by considering the peak hour passenger volume. Where required minimum two lifts shall be provided as applicable as per the regulations.
- A clear door opening with minimum width of 900mm shall be provided. A clear landing area in front of the lift doors shall have minimum dimensions of 1.8mts x 1.8mts.
- A handrail of 600mm length shall be provided at a height of 1mts from the floor of the lift car.
- The duration of an automatic closing lift door shall be minimum 5 seconds with a maximum closing speed of 0.25 m/sec.
- The interior of the lift cabin shall be equipped with a device that audibly indicates the floor level reached and whether the door of the cabin is open or closed.

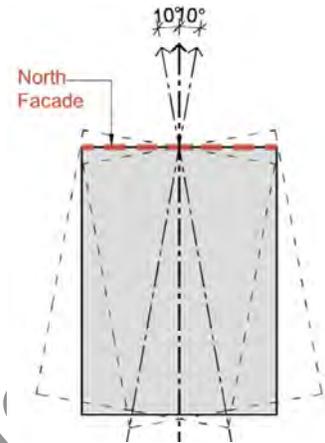
8. Number and type of lifts to be provided in different types of buildings shall conform to standards specified in the National Building Code of India, Part VIII - Building Services, Section 5- Installation of Lifts and Escalators.

All lifts shall also meet fire prevention and safety requirements specified in Performance Regulation No. 24.2.6, 24.3.5, 24.3.6 and 24.4.3, as applicable on the basis of height of the building.

### 23.13 External Facade

On the external facade of any building, the glazed surface area of the façade shall be non-reflective and provided up to a maximum of 50% of the total surface area of each facade, with the provision of safety railing up to sill level.

On the North facade, entire surface area may be glazed. 10 degrees deviation may be permitted in consideration of the Northern facade as illustrated.



### 23.14 Display Structures

1. The size and location of permitted billboards along roads shall be permitted as prescribed in Section C: Planning Regulations 20.0.
2. Every billboard shall be designed as per the requirements for structural safety as prescribed in Regulations 26.8.
3. Billboards on roof tops are not permitted unless the entire roof is constructed with non-combustible materials.

## 24.0 FIRE PREVENTION AND SAFETY

---

### 24.1 Requirement for Fire Safety Professionals in Buildings

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

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

#### 24.1.2 Fire Officer

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

#### 24.1.3 Fire Men

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

#### 24.1.4 Applicability of Fire Safety Professionals

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

Requirement of Fire Safety Professionals						
No.	Building Use	Criteria	Fire Protection Consultant	Chief Fire Officer's Opinion	Fire Men	Fire Officer
1	All uses	Building Height > 45mts	Required	Required	Required	Required
2	Residential	Building Height up to 15mts	-	-	-	-
		Building Height > 15mts	Required	-	-	-
		Building Height > 25mts	Required	Required	Required	-
3	Mixed-Use or Business	Building Height >15mts	Required	Required	Required	-
4	Hospitality, Educational, Institutional, Mercantile	Building Height >12mts to 25mts	Required	Required	Required	-
		Building Height > 25mts	Required	Required	Required	Required
5	Special Building, Storage Building, Wholesale market	Building Height > 12mts	Required	Required	Required	-
		Total Built Up Area up to 5,000 sq.mts	Required	Required	Required	-
		Total Built Up Area > 5,000 sq.mts	Required	Required	Required	Required
6	Light Industrial, General Industrial	Total Built Up Area up to 500 sq.mts	Required	-	-	-
		Total Built Up Area >500 sq.mts and up to 5000 sq.mts	Required	Required	-	-
		Total Built Up Area >5,000 sq.mts and up to 10,000 sq.mts	Required	Required	Required	-
		Total Built Up Area > 10,000 sq.mts	Required	Required	Required	Required
7	Hazardous, Special Industrial	Total Built Up Area up to 500 sq.mts	Required	Required	Required	-
		Total Built Up Area > 500 sq.mts	Required	Required	Required	Required
8	Religious Building	Total Built Up Area > 2,000 sq.mts	Required	Required	Required	-
9	Fuelling Station	All Buildings	Required	Required	Required	-
10	Temporary use	-	-	Required	-	-

## 24.2 Applicability of Fire Prevention Provisions

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

No.	Fire Prevention Provision	Building Criteria							
		Base ment Area >200 sq.mt	Ht <15	15<Ht< 25	25<Ht< 45	Ht>45	Commercia l/ Mixed-use	Industrial Building with large floor areas	Special Building; Public-Institutio nal Building
			For all building uses (Building Height in meters)						
1	Marginal Open Space (Reg.24.3)	√	√	√	√	√	√	√	√
2	Corridor/ Passage (Reg.24.4)		√	√	√	√	√	√	√
3	Exit Requirements (Reg.24.5.1)		√	√	√	√	√	√	√
3a	Doorways (Reg.24.5.2)				√	√	√	√	√
3b	Horizontal Exit (Reg.24.5.3)				√	√	√		√
4	Staircase (Reg.24.6.1)	√	√	√	√	√	√	√	√
4a	Additional Staircase (Reg.24.6.2)	√	√	√	√	√	√	√	√
4b	Fire Escape Staircase (Reg.24.6.5)					√			√
5	Ramp*** (Reg.24.7)	√		√	√	√			√
6	Lift (Reg.24.8.1)			√	√	√			√
6a	Fire Lift (Reg.24.8.3)				√	√			√
7	Emergency Escape Lighting (Reg.24.9.1)				√	√			√
8	Fire Exit Signages (Reg.24.9.2)				√	√	√		√
9	Fire Alarm System (Reg.24.10)				√** (Non-residenti al)	√** (Non-residenti al)		√**	√**
10	Smoke and Fire Venting (Reg.24.11)				√** (Hotel or Hospital)	√** (Hotel or Hospital)		√	√
11	Electrical Services (Reg.24.12)		√	√	√	√	√		√
12	Electrical Sub-station** (Reg.24.13)		√	√	√	√	√	√	√
13	Emergency Power Supply (Reg.24.14)					√			√
14	Electric Supply & Installation				√	√			√

No.	Fire Prevention Provision	Base ment Area >200 sq.mt	Building Criteria							
			Ht <15	15<Ht< 25	25<Ht< 45	Ht>45	Commercia l/ Mixed-use	Industrial Building with large floor areas	Special Building; Public-Institutional Building	
			For all building uses (Building Height in meters)							
	(Reg.24.15)									
15	Lightning Arrestor (Reg.24.16)				√	√				
16	Service ducts and shafts (Reg.24.17)				√	√				√
17	Ventilation (Reg.24.18)	√	√	√	√	√	√	√	√	√
18	Air Conditioning*** (Reg.24.19)			√	√	√	√			√***
19	Boiler and Boiler Room** (Reg.24.20)							√		√
20	Water Storage Tank (Reg.24.21)				√	√				√
21	Fire Fighting System (F.F.System) (Reg.24.22)									
21a	Portable Fire Extinguishers (Reg.24.22.1)	√	√	√	√	√	√	√	√	√
21b	Automatic Fire Sprinkler (Reg.24.22.2)	√				√	√			√
21c	Hydrant/ Hose Reel/ Fire Service Inlet (Reg.24.22.3)				√	√				√
21d	Ultra-high Pressure F.F.System (Reg.24.22.4)					√				
21e	Other Automatic F.F. System (Reg.24.22.5)					√				
21f	Compartmentation (Reg.24.22.6)					√				
22	Basement*** (Reg.24.23)				√	√	√	√	√	√
23	Refuge Area (Reg.24.24)				√	√				
24	Skip Floor (Reg.24.25)					√				
25	Control Room (Reg.24.26)					√				

\*\* As applicable according to respective building use or height

\*\*\* Applicable if element is provided

### 24.3 Marginal Open Space

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

No.	Building Height (meters)	Minimum Load Bearing Capacity (tonnage per sq.mts)
1	Less than 45mts	40
2	45mts and above	60

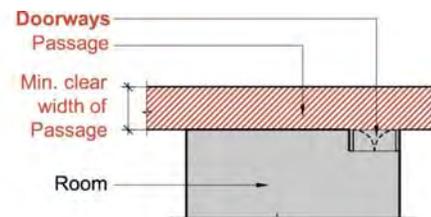
- The entrance gates from the street shall not be less than 6mts in width.

### 24.4 Corridors and Passageway

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

Length of corridor (in mts.)	Width of corridor (meters)	
	Residential	Non-Residential
Up to 6	1.0	1.2
Up to 9	1.2	1.5
Up to 15	1.2	2.0
Above 15 and up to 24	1.5	2.5
24 and above	2.0	3.0

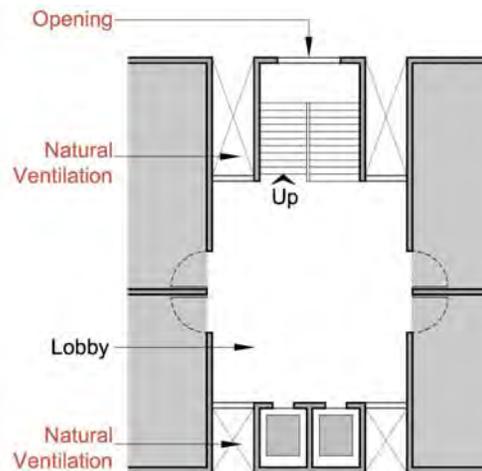
- Corridor shall be clear of any obstructions. No projection in any form shall be allowed up to a height of 2.1mts from floor level.
- In case of any level difference in a corridor, a slope shall be provided with gradient not more than 1:12. In such case, guiding floor material shall be provided.



### 24.5 Exit Requirements

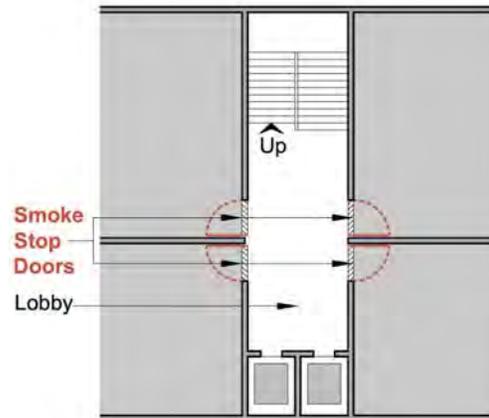
#### 24.5.1 General Exit Requirements for all buildings:

- An exit may be a doorway, corridor; passageway(s) to an internal staircase, or external staircase, or to a verandah or terrace(s), which have access to the street, or to roof of a building or a refuge area. An exit may also include a horizontal exit leading to an adjoining building at the same level.
- Lifts and escalators shall not normally be considered as exits.
- For all occupiable buildings, every exit, exit



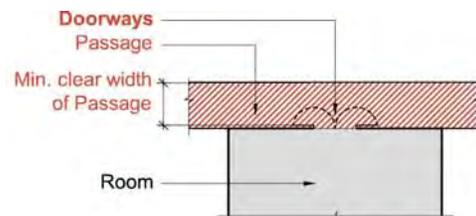
access or exit discharge shall be continuously maintained free of all obstructions or impediments for full use in the case of fire or other emergency.

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



#### 24.5.2 Doorways for Special Buildings and Buildings with height more than 25mts:

1. Every exit doorway shall open into a staircase compartmentalised from rest of building or a horizontal exit of a corridor or passageway providing continuous and protected means of egress.
2. No exit doorway shall be less than 1000 mm in width except assembly buildings where door width shall be not less than 2000 mm. All Doorways shall be not less than 2000 mm in height.
3. Exit doorways shall open outwards, that is, away from the room, but shall not obstruct the travel along any exit. No door, when opened, shall reduce the required width of stairway or landing to less than 900 mm. overhead or sliding doors shall not be installed.
4. In the case of building where there is a central corridor, the doors of rooms shall open outward and flush to the wall to permit smooth flow of traffic in the corridor.
5. Exit door shall not open immediately upon a flight of stairs. A landing equal to at least the width of the door (not less than 900mm) shall be provided in the stairway at each doorway. The level of landing shall be the same as that of floor, which it serves. Manual door should incorporate kick plate 300 mm high to withstand impact of wheelchair footrest where doors are glazed. Door handle and locks should be positioned between 900-1000 mm from floor level.
6. Exit doorways shall be open able from the side, which they serve without the use of a key.(panic bar)
7. Mirrors shall not be placed in exit doors to avoid confusion regarding the direction of exit.



### 24.5.3 Horizontal Exits for Special Buildings and Buildings with height more than 25mts:

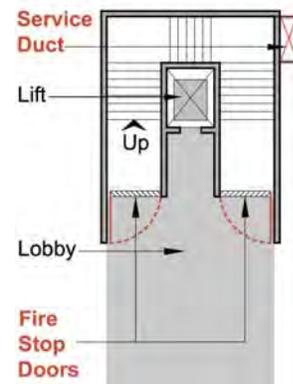
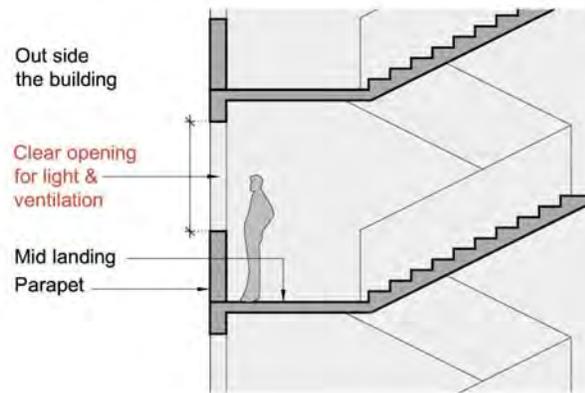
Horizontal exit may be a doorway, a corridor, a passageway to an internal or external staircase or to an adjoining building or to a semi-open or open space.

1. The width of horizontal exit shall be same as for the exit doorways
2. A horizontal exit shall be equipped with at least one fire door of minimum two –hour fire resistance or smoke-stop door of self closing type, as illustrated in Performance Regulation- 24.5.2. Further, it should have direct connectivity to the fire escape staircase for evacuation.
3. Where there is a difference in level between connected areas for horizontal exits, ramps, not more than 1 to 10 gradient shall be provided; steps shall not be used.
4. Doors in horizontal exits shall be open-able at all times from both sides.
5. Access to ramps from any floor shall be through a smoke-stop door.

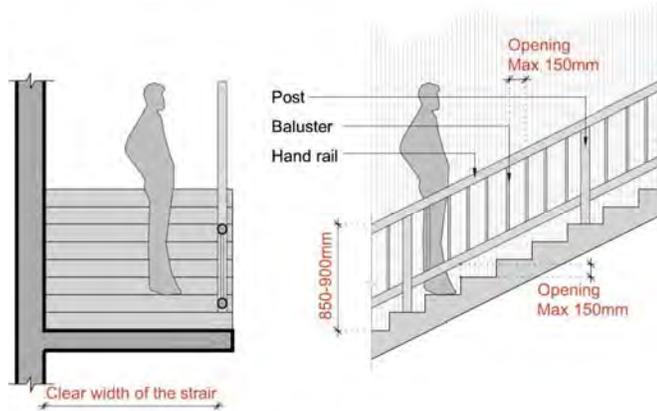
## 24.6 Staircase

### 24.6.1 General Staircase Requirements for all Buildings:

1. Staircase to abut an outer wall or be external part of the building with natural ventilation. All the space above the parapet wall shall be kept open for ventilation, but may be secured with grill.
2. All staircases shall be constructed of non-combustible materials throughout.
3. No winders shall be provided except in case of individual dwelling unit.
4. The treads shall be constructed and maintained to prevent slipping.
5. A staircase shall not be provided around a lift shaft unless provided with fire stop door of 1 hour rating at every floor level and no other openings in the inside wall as illustrated across.
6. No gas piping, electrical panels or AC ducts shall be allowed in the stairway. However service shafts/ ducts may be permitted. Electrical Shafts/ ducts shall have not less than 2hour fire resistance. For other service shafts/ ducts, the fire resistance shall be not less than 1hour.
7. All steps, edges must have a contrasting colour band of 50mm width stretched entirely across the step width for uses other than residential use.
8. **Railing:** Continuous handrails shall be provided on both sides including the wall (if any) at two levels: upper at 850mm–900mm and lower at 700mm to be measured from the base of the middle of the treads to the top of handrails. Floor-mounted railing or parapet shall be provided in such a way that the minimum required width of staircase does not reduce. The maximum gap between balusters shall be 150 mm.



9. Soffit (underside/open area under the stairs) of the stairs and ramps should be enclosed or protected with rails or raised curbs or marked with a tactile surface.
10. Headroom: The minimum headroom in a passage under the landing of a staircase and the staircase shall be 2.1mts from finished floor level.



11. No living space, store or other fire risk shall open directly into the staircase.
12. External exit door of staircase enclosure at ground level shall open directly to the open spaces.
13. The main and external staircases shall be continuous from ground floor to the terrace level.
14. Lifts shall not open in staircase.
15. Beams/ columns and other building features shall not reduce the head room/ width of the staircase.
16. Individual floors shall be prominently indicated on the wall facing the staircases.

#### 24.6.2 Additional Staircase:

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

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

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

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



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

1. The width of the staircase shall not be less than 2 meters.
2. If the staircase is in the centre of the building and is not naturally ventilated, then a fire escape staircase has to be installed on either sides of the building as per Regulation 24.6.5, with travel distance as per respective building use and specified in Regulation 24.6.2. For

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

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

#### 24.6.5 Fire Escape Staircase:

External Fire Escape Staircase shall be provided for special buildings and buildings with height more than 45mts where the main staircase is located in the centre of the building and is without natural ventilation. Such fire escape staircase is to be installed on either sides of the building with travel distance as per respective building use and specified in Regulation 24.6.2. Such Fire Escape Staircases shall comply with the following:

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

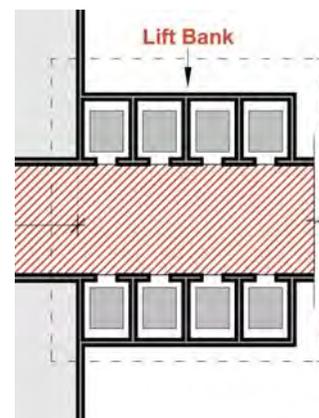
#### 24.7 Ramp

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

#### 24.8 Lift

##### 24.8.1 General Requirements of lift in buildings

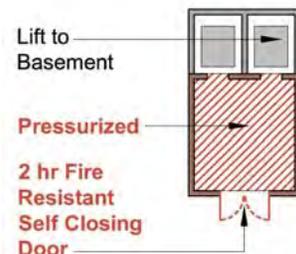
1. Walls of lift shaft enclosures shall have a fire rating of 2hours; lift shafts shall have a vent at the top of area not less than 0.5mts x 0.5 mts.
2. Lift motor room shall be located preferably at the top of the shaft and separated from the shaft by the floor of that room.
3. Landing doors in lift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



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

#### 24.8.2 Lift for Buildings with height more than 25mts:

A lift connecting all floors above ground level shall not continue to the basement. A separate lift shall be required for access to the basement. If, however, common lifts are in connecting with basement, the lift lobby of the basements shall be pressurized, with self-closing door.



#### 24.8.3 Fire Lift

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

1. **For Buildings with height more than 25mts-** one of the total required number of lifts as per Performance Regulation 23.12 shall be a dedicated Fire Lift.
2. **For Buildings with height more than 45mts-**
  - i. all the required number of lifts as per Performance Regulation 23.12 shall be Fire Lifts with provision to ground in case of electrical failure and shall be installed with a panic button and a talk-back system.
  - ii. The lift shall not be installed in the centre of the building and the lift shaft shall be ventilated from the top with smoke extractors. Unless, additionally, at least one fire lift shall be provided at the external edge of the building to be accessible externally by the fire-fighting staff.
3. One fire lift per 1000 sq.mts of floor area shall be provided and shall be available for the exclusive use of the firemen in an emergency.
4. In case of buildings with only two lifts, the second lift may be designated as a fire lift.

5. Fire lift shall terminate at the ground level.
6. It shall have loading capacity of not less than 545 KG (8 persons lift) with automatic closing doors of minimum 0.9m width.
7. The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden panelling or sheet steel construction shall be operated on 24 volt supply.
8. Fire lift should be provided with a ceiling hatch for use in case of emergency.
9. In case of failure of normal electric supply, it shall automatically change over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
10. The operation of fire lift should be by a simple toggle or two-button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift can be used by the occupants in normal times.
11. The words 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift landing door at each floor level.
12. The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute.
13. Telephone or other communication facilities shall be provided in lift cars. Communication system for lifts shall be connected to fire control room for the building.

## 24.9 Escape Lighting and Signages

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

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

For the purpose of this clause 'near' is normally considered to be within 2mts measured horizontally.

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

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

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

**24.10 Fire Alarm System**

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

**24.11 Smoke and Fire Venting**

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

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

#### **24.12 Electrical Services for all buildings**

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

1. The electric distribution cable/wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits.
2. Separate circuits for fire fighting pumps, lifts, staircases, corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labelled.
3. An independent and well-ventilated electrical service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 hours.
4. If service room is located at the first basement, it should have automatic fire extinguishing system
5. Suitable circuit breakers shall be provided at the appropriate points.
6. Electric supply for fire pump/fire lift should be provided separately and not get switched off along with the main supply of building.

#### **24.13 Electrical Sub-station for all buildings**

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

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

For every building having height more than 45mts, a stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire

pump, pressurization fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply.

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

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

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

#### **24.16 Lightning Arrester for Buildings with height more than 25mts**

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

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

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

#### **24.18 Ventilation for all Buildings**

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

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

#### 24.19 Air-conditioning

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

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

#### 24.20 Boiler and Boiler-room

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

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

#### 24.21 Water Storage Tank

1. For Building with height less than 45mts and building unit area above 750 sqmtrs. an under ground water tank of at least 50,000 litres capacity shall be provided which is accessible for fire fighting vehicles, and may be shared for building use. The covering slab shall be able to withstand the total vehicular load of 45 tons equally divided as a four point load when the slab forms a part of pathway/driveway.
2. For Building with height more than 45mts- an under ground water tank of at least 1,00,000 (one lakh) litres capacity, exclusive for fire-fighting and accessible for fire fighting vehicles.

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

## 24.22 Fire Fighting System

### 24.22.1 Portable Fire Extinguishers

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

### 24.22.2 Automatic Sprinkler System

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

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

1. At least two yard hydrant and one fire service inlet shall be provided. One hydrant outlet, one hose reel, one set of on/off switch for the fire pump and a set of extinguisher shall be placed inside the building for every 1000 sq.mt floor area.

2. The system shall be with a 150mm. internal dia. Riser with hydrant landing valves at each floor (Basement/ground/all higher floors). An air vent valve at the top most level. The riser shall be of 'C' class pipes and welded to fine finish and coated with anti-corrosive paint and coloured RED. All hydrant valves used shall be of SS. The hydrant pipe shall also be connected to the bottom of the terrace tank with a NRV and a stop valve.

#### **24.22.4 Ultra High-Pressure Fire Fighting System**

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

#### **24.22.5 Other Automatic Fire Extinguishing System**

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

#### **24.22.6 Compartmentation for Buildings with height more than 45mts**

1. The building shall be suitably compartmentation so that fire/ smoke remains confined to the area where fire incident has occurred and does not spread to the remaining part of the building.
2. All floors shall be compartmented with area not exceeding 750 sq.mts by a separation wall with 2 h fire rating. For floors with sprinklers the area may be increased by 50 percent.
3. In long buildings, the fire separation walls shall be at distances not exceeding 40mts.
4. For departmental stores, shopping canters and basements, the area may be reduced to 500sq.mts for compartmentation. Where this is not possible, the spacing of the sprinklers shall be suitably reduced.
5. When reducing the spacing of sprinklers, care should be taken to prevent spray from one sprinkler, impeding the performance of an adjacent sprinkler head.

### 24.23 Basement

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

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

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

Following provisions shall apply to refuge area in a building:

1. Refuge area shall be provided on the external walls/ periphery of the floor preferably on a cantilever projection up to 1.2mts, open to air at least on one side, protected with suitable railings and shall have direct access to fire ladder
2. Minimum area of 15sq.mts. on external wall with minimum width up to 1.2 mts at every 18mts height ;for floor area up to 1000 sq.mts.
3. If floor area exceeds 1000sq.mts. another Refuge Area on another end of the floor shall be provided.
4. For floors above 25mts and up to 39mts- One refuge area on the floor immediately above 25mts shall be provided
5. For floors above 39mts- One refuge area on the floor immediately above 39mts and so on after every 15mts shall be provided.
6. Residential flats in multi-storeyed buildings with balcony, need not be provided with refuge area, however flats without balcony shall be provided with refuge area as given above.

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

The building other than residential use shall have 10<sup>th</sup> & 18<sup>th</sup> floor as skip floors, where there shall be no enclosures allowed and can have some utilities installed but shall house a refuge room of area up to 30 sq. mts at every skip floor adjacent to the staircase.

The refuge room shall be of 2 hours fire resistance with 2 hours fire resistant self closing door, lighting, rest and drinking water facilities and the exterior wall of the room shall have door size glass opening for fire service ladders to approach.

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

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

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

## 24.27 Materials

### 24.27.1 Materials for Interior of Building

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

### 24.27.2 Materials for External Glazing

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

## 24.28 Fire Prevention and Safety Provisions during Construction

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

## 24.29 Fire Safety of Existing Buildings

1. The Owner/ developer/ occupants shall have the assessment of fire safety system of an existing building/structure damaged/undamaged carried out at stipulated periodical intervals through expert(s) chosen from a panel of experts identified by the Competent Authority. The intervals for maintenance and inspection shall be as per Schedule 17.
2. The owner/developer/occupant on advice of such expert(s) shall carry out such repair/restoration and strengthening/retrofitting of the building found necessary so as to comply with the safety standards laid down in the national building code and the Indian standards as specified.
3. In case, the owner/developer/occupant does not carry out such action, the Competent Authority or any agency authorized by the competent authority may carry out such action at the cost of owner/developer/occupant.
4. The Competent Authority may direct the owner/developer/occupant, whether the building could be occupied or not during the period of compliance.

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

### 24.30.1 Classification of Buildings

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

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

### 24.30.2 Fire Resistance Test

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

### 24.30.3 Steel Framed Construction

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

## 25.0 SPECIAL BUILDINGS PERFORMANCE REGULATIONS

---

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

### 25.1 Visibility

Auditorium or cinema halls shall provide minimum visibility requirements as per following specifications:

1. The seat nearest to the screen shall not be nearer than the effective width of the normal picture (ratio 1:1.33). This distance shall be  $\frac{3}{4}$  in case of cinema scope and other wide angles techniques and one half in case of 70mm presentations.
2. The elevation of the balcony seats shall be such that line of sight is not inclined more than  $30^\circ$  to the horizontal.
3. The seats should preferably be staggered side-ways in relation to those in front, so that a spectator in any row is not looking directly over the head of the person immediately in front of him.
4. The position and height of the screen shall be regulated in such a way that the maximum angle of the line of vision from the front seat to the top of the screen shall not exceed 50.

### 25.2 Mixed Occupancy

1. Places of assembly in buildings of other occupancy, such as all rooms in hotels, restaurants in stores and assembly rooms in schools, shall be so located, separated or protected as to avoid any undue danger to the occupants of the place of assembly from a fire/smoke originating in the other occupancy No mix development shall be permitted with the buildings having height more than 45mt. OR Commercial and residential use shall be separated by provision of skip floor/service floor.
2. Every place of assembly, every tier of balcony, and every individual room used as a place of assembly shall have exits sufficient to provide for the total capacity therein as required such that door width for assembly building shall not be less than 2000 mm. for every 600 person
3. Every place of assembly shall have at least four separate exits as remote from each other as practicable
4. Atleast one row of seating area shall be made accessible by ramps or elevators for disabled visitors.
5. Clear aisles not less than 1.2m in width shall be formed at right angles to the line of seating in such number and manner that no seat shall be more than seven seats away from an aisle. Rows of seats opening to an aisle at one end only shall have not more than seven seats. Under the condition, where al these aisles do not directly meet the exit doors, cross- aisles shall be provided parallel to the line of seating so as provide direct access to the exit, provided that not less than one cross aisle for every 10 rows shall be required. The width of cross-aisles shall be minimum of 1 m. Steps shall not be placed in aisles to overcome differences in levels, unless gradient exceeds 1 in 10.

6. The fascia of boxes, balconies and galleries shall have substantial railings not less than 1000mm high above the floor. The railings at the end of aisles extending to the fascia shall be not less than 1000 mm high for the width of the aisle or 1100mm high at the foot of steps.
7. Cross aisles except where the backs of seats on the front of the aisle project 600mm or more above the floor of the aisle shall be provided with railings not less than 900mm high.
8. No turnstiles or other devices to restrict the movement of persons shall be installed in any place of assembly in such a manner as to interfere in any way with the required exit facilities.
9. In theatres and similar places of public assembly where persons are admitted to the building at a time when seats are not available for them are allowed to wait in lobby or similar place until seats are available, such use of lobby or similar space shall not encroach upon the required clear width of exits. Such waiting shall be restricted to areas separated from the exit ways by substantial permanent partition or fixed rigid railing not less than 105cm high. Exits shall be provided for such waiting spaces on the basis of 1 person for each 0.3m<sup>2</sup> of waiting space/ area. Such exits shall be in addition to exits specified for the main auditorium area and shall conform in construction and arrangement to the general rules of exits given above.
10. No display or exhibit shall be so installed or operated as to interfere in any way with access to any required exit, or with any required exit sign.  
All displays or exhibits of combustible material or construction and all booths and temporary constructions in connection therewith shall be so limited in combustibility or protected so as to avoid any undue hazard of fire which might endanger occupants before they have opportunity to use the available exits, as determined by the authority.
11. Places of assembly in buildings of other occupancy may use exits common to the place of assembly and the other occupancy, provided the assembly area and the other occupancy are considered separately, and each has exits sufficient to meet the requirements of the code.
12. Exits shall be sufficient for simultaneous occupancy of both the place of assembly and other parts of the building, unless authority determines that the simultaneous occupancy will not occur.
13. At least half the required means of exit shall lead directly outdoors or through exit ways completely separated from exits serving other parts of the building.
14. The decoration of place of assembly shall be of non-flammable materials. Fabrics and papers used for such purpose shall be treated with an effective flame retardant material. Stage settings made to combustible materials shall likewise be treated with fire retardant materials of class 1 flame spread.
15. Seats in places of public assembly, accommodating more than 300 persons, shall be securely fastened to the floor except as permitted in (o) below. All seats in balconies and galleries shall be securely fastened to the floor, except that in nailed-in enclosures like boxes with level floors and having not more than 14 seats, the seats need not be fastened. Tapestry of the seats shall be fire resistance.
16. Chairs not secured to the floor may be permitted in restaurants, night clubs and other occupancies where fastening of seats to the floor may not be practicable, provided that in the area used for seating, excluding dance floor, stage, etc, there shall be not more than

- one seat for each 1.4m<sup>2</sup> of floor area and adequate aisles to reach exits shall be maintained at all times.
17. Seats without dividing arms shall have their capacity determined by allowing 450 m per person.
  18. The spacing of rows of seats from back shall neither be less than 850 mm nor less than 700mm plus the sum of the thickness of the back and the inclination of the back. There shall be a space of not less than 350mm between the back of one seat and the front of the seat immediately behind it as measured between plumb lines.
  19. Rooms containing high-pressure boilers, refrigerating machinery other than domestic refrigerator type, or other service equipments subject to possible explosion shall not be located directly under or adjacent to required exits. All such rooms shall be effectively cut off from other parts of the building and provided with adequate vents to the outer air.
  20. All rooms or areas used for storage of any combustible material or equipment, or for painting, refinishing, repair or similar purposes shall be effectively cut off from assembly areas or protected with a standard system of automatic sprinklers. They shall be located away from staircases.
  21. Every stage equipped with fly galleries, grid irons and rigging for movable theater type scenery shall have a system of automatic sprinklers over and under such stage areas or spaces and auxiliary spaces, such as dressing rooms, store rooms and workshops. The proscenium opening shall be provided with a fire-resisting curtain, capable of withstanding a lateral pressure of 4 KN/ m<sup>2</sup> over the entire area. The curtain shall have an emergency closing device capable of causing the curtain to close without the use of power and when so closed, it shall be reasonably tight against the passage of smoke.
  22. The stage roof of every theatre using movable scenery or having a motion picture screen of highly combustible construction shall have a ventilator or ventilators in or above it, openable from the stage floor by hand and also opening by fusible links or some other approved automatic heat/ smoke actuated device, to give a free opening equal to at least one-eighth the area of the floor of the stage.
  23. The proscenium wall of every theatre using movable scenery or decorations shall have exclusive of the proscenium opening, not more than two openings entering the stage, each not to exceed 2 m<sup>2</sup> and fitted with self-closing fire resistant doors.
  24. Automatic smoke vents actuated by smoke detectors shall be installed above the auditorium or theatres, including motion picture houses, with capacity of 8 air change per hour.

### 25.3 Institutional Buildings

These shall conform to those given in 6.3 Part 4NBC second revision, and particular attention is drawn to the following:

1. In building or sections occupied by bed-ridden patients where the floor area is over 280 m<sup>2</sup>, facilities shall be provided to move patients in hospital beds to the other side of a smoke barrier from any part of such building or section not directly served by approved horizontal exits or exits from first floor (floor 2) of a building to the outside.
2. Not less than two exits of one or more of the following types shall be provided for every floor, including basements, of every building or section:

- a. Doors leading directly outside the building.
  - b. Stairways
  - c. Ramps.
  - d. Horizontal Exits and
  - e. Fire Escape Staicase.
3. All required exits as per table in Performance Regulation 24.4 of corridor width.
  4. No building constructed in whole or in part of combustible materials shall be used to confine inmates in cells or sleeping quarters, unless automatic sprinkler protection is provided.

#### **25.4 Public Safety**

Closed Circuit Television (CCTV) Network shall be installed in public areas of assembly buildings and other places of entertainment as per protocols laid down by the Appropriate Authority.

## 26.0 STRUCTURAL SAFETY

---

### 26.1 Applicability

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

### 26.2 Structural Stability and Maintenance of Existing Buildings

1. The Owner/ developer/ occupants and registered appointed Person on Record shall have the assessment of structural safety of an existing building/structure damaged/undamaged carried out at stipulated periodical intervals through expert(s) chosen from a panel of experts identified by the Competent Authority. The intervals for maintenance and inspection shall be as per Schedule 17.
2. The owner/developer/occupant on advice of such expert(s) shall carry out such repair/restoration and strengthening/retrofitting of the building found necessary so as to comply with the safety standards laid down in the national building code and the Indian standards as specified.
3. In case, the owner/developer/occupant does not carry out such action, the Competent Authority or any agency authorized by the Competent Authority may carry out such action at the cost of owner/developer/occupant.
4. The Competent Authority shall specify the period within which such compliance is to be carried out.
5. The Competent Authority may also direct the owner/developer/occupant, whether the building could be occupied or not during the period of compliance.

### 26.3 Additions and Alterations to Existing Buildings

An alteration or addition to an existing building that is not structurally independent shall be designed and constructed such that the entire structure conforms to the structural and seismic safety requirements for new buildings, unless the following three conditions are complied with:

1. The alteration or addition complies with the requirements for new buildings.
2. The alteration or addition does not increase the seismic forces in any structural element of the existing building by more than 5% unless the capacity of the element subject to the increased force is still in compliance with the requirements for new buildings.
3. The alteration or addition does not decrease the seismic resistance of any structural element of the existing building unless the reduced resistance is equal to, or greater than, that required for new buildings.

### 26.4 Change of Use of Buildings or Part of a Building

When a change of use results in a structure being reclassified to a Higher Importance Factor (I) as defined in the IS: 1893-2002 "Criteria for Earthquake Resistant Design of Structures (Fifth Revision)", the building shall conform to seismic requirements for a new building with the Higher Importance Factor.

## 26.5 Structural Safety Provisions during Construction

1. The quality of all materials and workmanship shall conform to accepted standards and Indian Standard Specifications and Codes as included in Part V: Building Materials and Part VII Constructional Practices and Safety, National Building Code of India.
2. All borrow pits dug in the course of construction and repair of buildings, embankments, etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stepped for discharge into a river, stream, channel or drain, and no person shall create any isolated borrow pit which is likely to cause accumulation of water that may breed mosquitoes.
3. Alternative materials, method of design and construction and tests:- The provisions of the regulations are not intended to prevent the use of any material or method of design of construction not specifically prescribed in them provided any such alternative has been approved. Nothing of the provisions of these regulations is intended to prevent the adoption or architectural planning and layout conceived as an integrated development scheme. the competent authority may approve any such alternative if it conforms to the provisions of the relevant parts of the national building code, regarding material, design and construction, and the material, method, or work offered is, for the purpose intended, at least equivalent to that prescribed in these regulations in quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety.
4. All buildings shall be constructed on quality control requirements.
5. In case of buildings under construction based on approved development permission, structural safety requirements shall have to be observed. However, due to such structural work of strengthening/retrofitting in the event of natural disaster if certain setbacks and margin get reduced, special permission may be granted by the Competent Authority on case to case basis.

## 26.6 Structural Safety Tests for Special Buildings

Whenever as per an opinion of panel experts there is insufficient evidence of compliance with the provisions of the regulations or evidence that any material or method of design or construction does not conform to the requirements of the regulations, in order to substantiate claims for alternative materials, design or methods of construction, the competent authority may require tests, sufficiently in advance, as proof of compliance. These tests shall be made by an approved agency at the expense of the owner as follows :

1. Test Methods:- test methods shall be as specified by the regulations for the materials or design or construction in question. if there are no appropriate test methods specified in the regulations, the competent authority shall determine the test procedure. for methods or tests for building materials, reference shall be made to the relevant Indian standards as given in the national building code of India published by the bureau of Indian standards.
2. Test result to be preserved:- copies of the result of all such tests shall be retained by the Competent Authority for not less than two years after the acceptance of the alternative material

- a. the testing of the materials as per Indian standards shall be carried out by laboratories approved by the competent authority on this behalf.
- b. the laboratory/agency shall work out in consultation with the construction agency a testing programme of materials such as cement, steel and quality of concrete including its mixing, laying and strength at site as well as in the laboratory.
- c. this should cover various stages of construction from foundation to completion as per regulation. the laboratory shall maintain a duly authenticated report in a bound register, copy of which will be submitted to the construction agency, which will in turn forward the testing report to the competent authority.

## 26.7 Design for Structural and Seismic Safety

### 26.7.1 Design Standards

The structural design of foundations, elements of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall conform to:

1. The provisions of the National Building Code of India, Part VI - Structural Design (Section – 1 Loads, Section – 2 Foundation, Section – 3 Wood, Section – 4 Masonry, Section – 5 Concrete and Section – 6 Steel), and,
2. The following Indian Standards:

#### Structural Safety:

1. IS: 456: 2000 "Code of Practice for Plain and Reinforced Concrete"
2. IS: 800: 1984 "Code of Practice for General Construction in Steel"
3. IS 875 (Part 2): 1987 "Design loads (other than earthquake) for buildings and structures" Part 2 Imposed Loads
4. IS 875 (Part 3): 1987 "Design loads (Other than earthquake) for buildings and structures" Part 3 Wind Loads
5. IS: 883: 1966 "Code of Practice for Design of Structural Timber in Building"
6. IS: 1904: 1987 "Code of Practice for Structural Safety of Buildings: Foundation"
7. IS1905: 1987 "Code of Practice for Structural Safety of Buildings: Masonry Walls"

#### Seismic Safety:

1. IS: 1893-2002 "Criteria for Earthquake Resistant Design of Structures (Fifth Revision)"
2. IS:13920-1993 "Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces - Code of Practice"
3. IS:4326-1993 "Earthquake Resistant Design and Construction of Buildings - Code of Practice (Second Revision)"
4. IS:13828-1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines"
5. IS:13827-1993 "Improving Earthquake Resistance of Earthen Buildings - Guidelines"
6. IS:13935-1993 "Repair and Seismic Strengthening of Buildings - Guidelines"
7. "Guidelines for Improving Earthquake Resistance of Buildings", by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council, 1998.

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

**Cyclone/ Wind Storms:**

1. IS 875 (3): 1987 "Code of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads"
2. "Guidelines (based on IS 875 (3): 1987) for Improving the Cyclonic Resistance of Low-rise Houses and Other Building", by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council, 1998.

**Note:** Wherever an Indian Standard including those referred to in the National Building Code or the National Building Code is referred, the latest revision of the same shall be followed except specific criteria, if any, mentioned above against that Code.

**26.7.2 Structural Inspection Report**

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

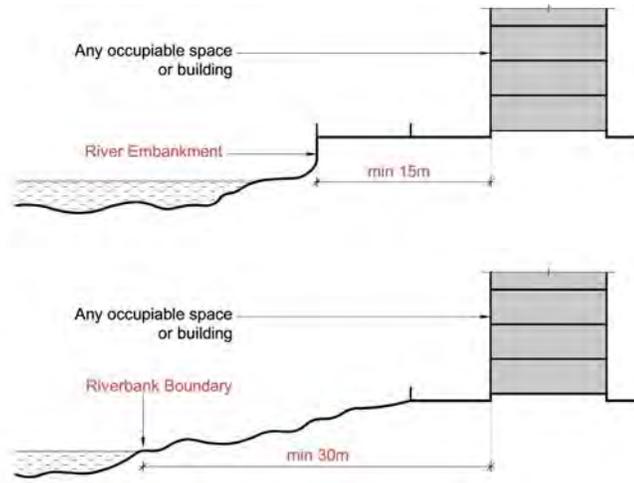
**26.8 Structural Safety of Display Structures**

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

## 27.0 ENVIRONMENTAL MANAGEMENT

### 27.1 Minimum Distance from Water body

1. Minimum clearance of 30mts shall be provided between the boundary of the bank of a river where there is no embankment and any development work or part thereof.
2. Minimum clearances of 15mts to be provided between the embankment of a river and any building or part thereof or any other clearance as may be prescribed under any other general or specific orders of Government and appropriate Authority whichever is more.
3. Minimum clearances of 9mts shall be provided between the boundary of any other water body such as lake (talav), canal or nala and any building or part thereof.
4. Where a water course passes through a low lying land without any well defined bank, the applicant may be permitted by the Competent Authority to restrict or re-direct the water course to an alignment and cross-section determined by the Competent Authority.



### 27.2 Rain Water Management

#### 27.2.1 Rain Water Disposal

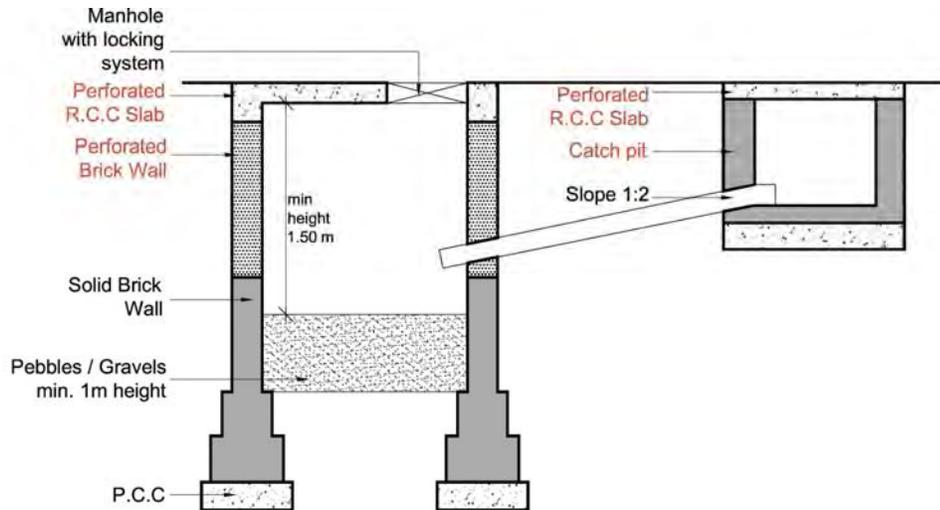
1. The roof (terrace) of a building and the remaining area of the building-unit shall be provided with an effective rain water drainage system so as to ensure that the rain water is not discharged into adjacent building units and no dampness is caused in any walls or foundation of adjacent buildings.
2. Rain water pipes shall be affixed to the outside of the walls of the building or in recesses or formed in such walls or in such other manner as may be approved by the Competent Authority.
3. No roof or terrace abutting on a public street shall be constructed without providing sufficient number of down take pipes and such pipes shall be so fixed as to discharge the rain water at a level not higher than 0.6 metre above the street level.
4. The manner of channelling rain water discharge from a building-unit to a public storm water drain, if available, shall be determined by the Competent Authority.

#### 27.2.2 Rain Water Harvesting

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

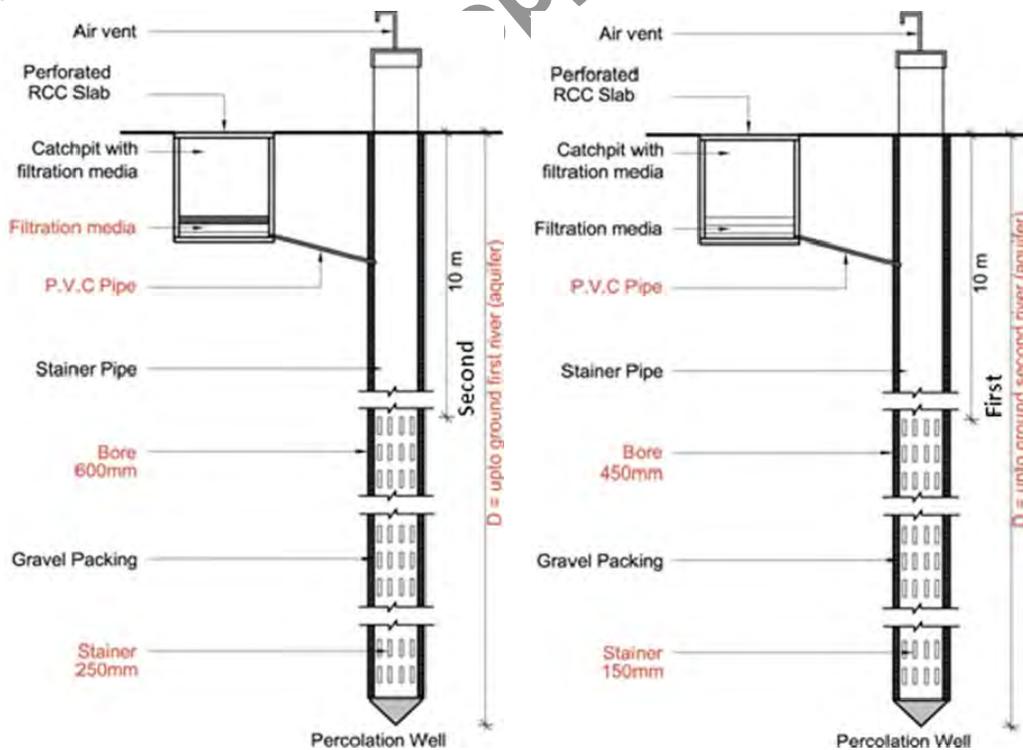
**a. For Buildings with ground coverage above 80 sq.mts and below 500sq.mts:**

Percolation Pit or Bore Recharge shall be provided in the marginal space around the building. Such pits shall be filled with small pebbles, brick jelly or river sand and covered with perforated concrete slabs as illustrated below:



**b. For Buildings with building-unit area above 500sq.mts and up to 1500 sq.mts:**

Percolating Well with Rain Water Harvesting System shall be provided as illustrated below (up to ground first river):



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

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

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

One Percolating Well shall be provided as per Regulation 27.2.2(c) for every 4000sq.mts land area. As an alternative to providing multiple percolating wells, a Water Retention Pond with minimum capacity of 300,000 litres with a percolating well for every five percolating wells or part thereof shall be permitted as an alternative.

**27.2.3 Rain Water Storage**

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

**27.3 Solid Waste Management**

All buildings shall provide facilities for solid waste management. Standards and specifications of facilities shall conform to the following requirements:

**27.3.1 Solid Waste Bin for Residential Use**

1. Community bin shall be provided in the road-side marginal open space.
2. The size of the bin container shall be calculated at the rate of 10 litres capacity per dwelling unit with a maximum size of bin of 80 litres. The numbers of bins shall be calculated on the basis of total no. of dwelling units/tenements.

**27.3.2 Solid Waste Bin for Non-Residential Use**

1. Community bin shall be provided in the road-side marginal open space.
2. The size of the bin container shall be calculated at the rate of 20 litres capacity per 100sq.mts of floor area with a maximum size of bin of 80 litres.
3. The bin shall be provided with an air-tight lid.
4. For Hospitals, Hotels and Restaurants- disposal of solid waste shall be carried out as per the norms decided by the Competent Authority from time to time.
5. For Clubs, Community Halls and Party Plots- garbage container shall be provided with a minimum capacity of 4 tonnes. Such a container shall be placed along a paved area abutting the road of minimum dimensions of 6mt by 7.5mt. For such a place, used according to provision of this regulation, Competent Authority can collect security deposit from the plot owner as may be decided time to time.

**27.4 Grey-water Recycling**

**27.4.1 Applicability**

Any owner applying for approval for construction of a new set of buildings of category and total built-up area mentioned below shall make provision for reuse of recycled water:

No.	Building Use	Built-up Area (sq.mts)
1	Hospitals and Nursing Homes	More than 5,000
2	Hospitality: Hotels, Lodges, Guest houses	
3	Hostels for Schools, Colleges, Training Centres	More than 10,000
4	Community Centre, Banquet Halls, and similar uses	
5	Commercial	
6	All hazardous, water-polluting, chemical industries	

#### 27.4.2 Provisions of Recycling System

The applicant shall along with his application submit the designs, plans, calculations and the references used for the calculations etc to provide the system to recycle the grey water. Such system shall include the provisions to facilitate the following:

1. Treated grey water is pumped to a separate tank on the roof from where grey water will be supplied to water closets, garden taps, car washing taps etc.
2. Only water from water closets should be let in to sewerage system.
3. Wherever arrangements from reuse of recycled water is provided additional arrangements for carrying the excess grey water to the sewerage system may also be provided.
4. In a nature or manner or in a way that shall not constitute a nuisance of foul gases or cause a public hazard or otherwise in compliance of these regulations.
5. The recycled water shall be used for non potable, no contact purposes within premises and shall not be connected to sewage/waste water system of local authority. However the waste generated by the recycle plant can be connected to local authority sewer network if it is of the accepted quality as mentioned in Regulation 22.4.3
6. Separation of grey water:
  - a. The wastes from toilets in the premises will be separated from grey water that is of bath room and kitchen wastes by means of separate down take discharge system.
  - b. The grey water shall be recycled by providing recycling plant and shall be reused for nonpotable purposes after storing the same in distinctly separate tank by means of purple colored down take pipes.
  - c. The water quality shall conform to standards of non potable water. The recycled water shall be tested once in six months and results shall be made available to competent authority whenever demanded.
  - d. The make-up connection to the system will be done at the collection tank of the treated water, through a free fall if from Municipal water connection.
7. Separate plumbing for grey water:
  - a. Every developer/owner shall provide the newly constructed building with the provision of down take plumbing for grey water, recycling water plant, storage and reuse fitting before selling the building.
8. Reuse of water strictly for not potable non-contact use.
  - a. The reuse of water will be strictly for not potable use by means of providing a distinctly separate reuse system coloured in purple. The non-contact uses shall be restricted to toilet flushing, drip irrigation of trees/shrubs, sub surface irrigation of lawns and recharge of ground water.
  - b. There shall not be cross-connection of fitting of the potable and not potable water at any point. The recycled water system shall be maintained at a lower operating pressure

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

#### **27.4.3 Quality of Water and Treatment**

1. The water generated after treatment should be safe for its use for flushing toilets, gardening etc.
2. The company or the agency engaged for installation of system for recycling of waste water shall preferably confirm ISO:14000.
3. Provision may be made for checking the quality of recycled water with Water testing laboratory with Municipal Corporation or Water Supply and Sewerage Board.
4. The testing of wastes and the submission of the results shall be done in a manner in accordance with the terms and conditions prescribed by the Municipal Commissioner or Gujarat Pollution Control Board (GPCB) / Competent authority.

#### **27.4.4 General Provisions**

1. Mandatory disclosure: regarding changes: An occupier of premises shall inform the competent authority of any change in the quality, nature or quantity of the wastes discharged from his plant or premises the manner of their discharge of water immediately if the change is likely to cause discharge of water in violation or violation of license under these regulations.
2. Corrective action. In the event it is found any person violating the provisions of these regulations, the competent authority or Gujarat Pollution Control Board shall issue notice and after inquiry and personal hearing take necessary corrective action.
3. Dispute Resolution All the disputes arising in the enforcement of this by these rules shall be referred to Municipal Commissioner who in turn will resolve the disputes in advise with his authorized technical officer or any experts and intimate to the occupier / owner / developer. The decision of the Municipal Commissioner will be final and binding on the occupier.
4. List of Authorized Laboratories shall be as authorised by Gujarat State Pollution Control board or the Municipal corporation
5. Characteristics of effluent water quality from the Grey Water Recycling plants shall be as approved by the Gujarat Pollution Control Board.

#### **27.4.5 Enforcement of Regulations**

1. In case of proposed/intending /under redevelopment properties, the occupier/ developer/ owner will submit an application to the competent authority with details of proposed 'grey water reuse system' along with the application for demand of water permission to connect the Grey Water/sewage to municipal sewage system.
2. Conditional Waste Discharge Permission waste discharges of the conditional type plant will be allowed on the issue of a conditional permission provided the conditional type plant has recycling and reuse of water facility and not exceeding limits given in as per GPCB norms.

#### **27.5 Tree Plantation**

1. All buildings shall provide tree plantations conforming to the following:
2. Building unit having area of more than 100sq.mts shall be provided with minimum three

- trees for every 200sq.mts area or part thereof.
3. The Trees shall preferably be shade-giving and from the species listed in Schedule 24.
  4. The requirement of trees shall be reduced on the basis of the number of grown existing trees that are conserved and not affected by the proposed development.
  5. Trees shall be planted on site and guarded by the tree guards and shall be maintained properly.
  6. Trees shall be planted without causing obstruction to the easy movement of fire fighting vehicles in case of fire emergency.
  7. A person applying for permission to carry out any development shall have to pay tree plantation deposit along with his application to the Competent Authority at the rates decided by the Competent Authority time to time. This deposit shall be refundable after the period of five years with the condition that trees planted on the site shall be grown-up and maintained properly, otherwise the deposit shall be forfeited and shall be utilised only for tree plantation and maintenance by the Competent Authority.
  8. Competent Authority may consult Forest and Environment Department for tree typology, plantation and maintenance, etc. if required.

### 27.6 Solar Water Heating System

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

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

### 27.7 Energy Efficient Buildings

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

Owner shall have to apply prior to commencement of the project to **GRIHA** for the rating certificate and registration.

### 27.8 Environment Impact Assessment

1. No development permission shall be given to the Building and Construction projects, Townships and Area Development project having built up area mention in the table below, until getting Environment Clearance from SEIAA (State Level Environment Impact Assessment Authority) as required under the Environmental Impact Assessment notification-2006.

2. Table:

No	Project or Activity	Area	Remark
1	Building and Construction projects	Having Built-up area 20,000 sq.mts or more and less than 1,50,000 sq.mts	Built-up area is for covered construction; in the case of facilities provided open-to-sky, then activity area shall be considered
2	Townships and Area Development project.	Having area of building-unit 50Ha. or more OR Having built up area 1,50,000 sq.mts or more	

3. Any Building and Construction projects, Townships and Area Development project falling under the category as mention in the table in 2. above and if the developer split the project in to phases, developer has to produce Environment Clearance from SEIAA, as required under the Environmental Impact Assessment notification-2006, prior to the approval of first phase of the project.

## 28.0 POLLUTION CONTROL

---

### 28.1 Air Pollution

All buildings shall conform to provisions of Air Pollution Control Act, 1981 and to the provisions of Gujarat Smoke Nuisance Act, 1963.

### 28.2 Water Pollution

All buildings shall conform to provisions of Water (Prevention and Control of Pollution) Act, 1974.

### 28.3 Noise Pollution

All buildings shall maintain ambient air quality standards in respect of noise, as prescribed in the Noise Pollution (Regulation and Control) Rules, 2000.

### 28.4 Industrial Pollution

No industrial effluent shall be disposed or exposed so as to cause nuisance and endanger to public health and shall not be disposed in a water body of any kind.

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

Industries in the special industrial zone which emit liquid and gaseous effluents shall not be allowed to emit such effluent unless they are purified and rendered harmless from the public health point of view by provision of purification plants, as may be prescribed by the Competent Authority and/or the Gujarat Pollution Control Board.

## 29.0 MAINTENANCE AND UPGRADATION

---

### 29.1 Maintenance of Buildings

#### 29.1.1 Responsibility for Maintenance of Buildings

It shall be the responsibility of the Owner of a building to ensure that the building is kept in good repair, such that its structural stability is not compromised.

For the purpose of this regulation, buildings will be classified in two categories:

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

**Class 2:** Masonry-walled residential buildings constructed with height more than 9mts.

#### 29.1.2 Periodic Inspection and Maintenance Certificate

All buildings in Class 1 and Class 2 shall require periodic inspection by a SEOR at intervals specified in Schedule 17. The SEOR shall inspect the building to ascertain and certify to the Competent Authority, that the building's structural stability has not been compromised due to lack of adequate maintenance along with a Structural Inspection Report. It shall be the responsibility of the Owner to submit the certificate to the Competent Authority no later than one month after the date on which inspection is due.

### 29.2 Maintenance of Lifts and Escalators

#### 29.2.1 Responsibility for Maintenance of Lifts and Escalators

It shall be the responsibility of the Owner of a building to ensure that lifts and escalators in the building are kept in good repair, such that their use is safe.

#### 29.2.2 Maintenance Protocol

1. Maintenance protocol for lifts and escalators shall be as per:
  - a. IS: 1860 – 1980 Code of Practice for Installation, Operation and Maintenance of Electric Passenger and Goods Lift;
  - b. IS: 6620 – 1972 Code of Practice for Installation, Operation and Maintenance of Electric Service Lifts; and
  - c. IS: 4591 – 1968 Code of Practice for Installation and Maintenance of Escalators.
2. The lift installation should receive regular cleaning, lubrication adjustment and adequate servicing by authorised competent persons at such intervals as the type of equipment and frequency of service demand.
3. In order that the lift installation is maintained at all times in a safe condition, a proper maintenance schedule shall be drawn up in consultation with the lift manufacturer and rigidly followed.
4. A log book to record all items relating to general servicing and inspection shall be maintained.
5. The electrical circuit diagram of the lift with the sequence of operation of different components and parts shall be kept readily available for reference by persons

responsible for the maintenance and replacement, where necessary, to the satisfaction of the Competent Authority.

6. Any accident arising out of operation of maintenance of the lifts shall be duly reported to the Competent Authority.

### **29.3 Maintenance of Fire Prevention and Safety Provisions**

It shall be the responsibility of the Owner of a building to ensure that all the fire prevention and safety provisions in a building are kept in good working condition at all times.

The fire prevention and safety provisions shall include all the fixed fire protection systems, installations, fire extinguishers, first aid kits, fire lifts and escape stairs provided in the building.

#### **29.3.1 Periodic Inspection and Maintenance Certificate**

For all buildings with height more than 15mts, the Fire Protection Consultant on Record shall inspect the building at intervals not more than 12 months to ascertain and certify to the Competent Authority that the building's fire safety has not been compromised due to lack of adequate maintenance.

## 30.0 CONFORMITY TO OTHER ACTS AND REGULATIONS

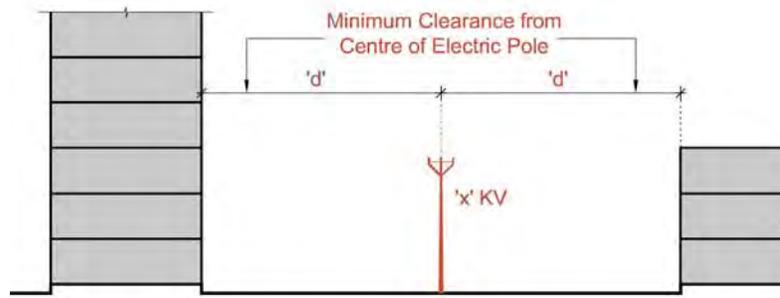
### 30.1 Minimum Clearances from Trunk Infrastructure

The margins from the Building-unit boundary are as specified in Section C: Planning Regulations. Following clearances are to be observed, as applicable.

#### 30.1.1 Minimum Clearances from Electrical Lines

For Building-units in the vicinity of Electrical Lines, clearances shall be provided between any building or part thereof and electrical lines according to the following table and illustrated below:

No.	KV of Electrical Line	Minimum Clearance from Centre of Electrical Grid Line
1	220	17.5mts
2	132	13.5mts
3	110	11.0mts
4	66	9.0mts
5	33	7.5mts
6	22	3mts
7	11	2.5mts



#### 30.1.2 Minimum Clearances from Petroleum Pipelines

Minimum Clearances to be provided between any building or part thereof and petroleum pipelines shall be 12mts from the centre of pipeline.

#### 30.1.3 Minimum Clearances from Oil Well

Clearances to be provided between any building or part thereof and oil well shall be in accordance with provisions of the Oil Mines Regulations - 1984, under the Mines Act, 1952, in addition to these regulations.

#### 30.1.4 Minimum Clearances from Water Body

Minimum clearance shall be provided as per Performance Regulation 27.1

### 30.2 No Objection Certificates (NOC)

Development Permission granted by Competent Authority on the basis of any document/NOC received is not final and conclusive. It shall be considered in true sense and meaning of concerned issuing Authority. This Authority has no legal responsibility for such development permission.

### **30.2.1 NOC from Airport Authority**

For Building-units within Airport Funnel Area and Critical Area and for Building Units with proposed height more than 25mts, NOC shall be required from the Airport Authority.

### **30.2.2 NOC from Railway**

For Building-unit within 30mts vicinity of Railway Boundary, NOC to be provided from the Railway Authorities and as amended from time to time.

### **30.2.3 NOC from Commissioner of Police**

For Building-units with uses for Assembly, Religious, Hospitality, Party Plot and Fuelling Stations shall require an NOC from the Commissioner of Police.

### **30.2.4 NOC from Jail Authority**

For Building-units within 300mts vicinity of any Jail, an NOC shall be required from the Jail Authority.

### **30.2.5 NOC from ISRO**

Development in the vicinity of ISRO shall be regulated and controlled in accordance with provisions of ISRO.

### **30.2.6 NOC from ASI**

Development in the vicinity of protected monuments shall be regulated and controlled in accordance with provisions of Archaeological Survey of India.

### **30.2.7 NOC from Defence Establishment**

Development in the vicinity of defence establishments, shall be subject to N.O.C from Station Commander. Explosives Rules 1983 under Indian Explosives Act 1884

### **30.2.8 Environmental Clearance**

Notification of Requirement of Environmental Clearance of Projects, 1994 (MOEF), Environment Protection Act 1986 and Environment Protection Rules 1986.

### **30.2.9 NOC under Urban Land Ceiling Act**

In case of land considered within the Urban Land Ceiling (U.L.C.) Act, 1976 Limit, the applicant shall submit along with application:

- i) The N.O.C. from the competent authority under the U.L.C. Act, 1976
- ii) An affidavit and indemnity bond in the prescribed form under the U.L.C. Act, 1976.

## **30.3 Conformity to other Acts**

### **30.3.1 Factories Act 1948 and Factories Rules under the Govt. of Gujarat**

### **30.3.2 Gas Cylinders Rules 1981**

### **30.3.3 Explosives Rules 1983 under Indian Explosives Act 1884**

### **30.3.4 Manufacture, Storage and Import of Hazardous Chemicals Rules 1989**

**Section E:**  
Schedules and Forms



## Schedule 1: List of Building Works that do not Require Development Permission

(Refer Regulation No. 3.2)

No Development Permission shall be required for undertaking the following alterations and minor works in all buildings except those buildings, buildings in precincts, precincts and natural features listed by the Heritage Conservation Committee. The following alterations shall have to conform to the Development Regulations.

1. Repairing doors and windows in the same location including change in size
2. Making new openings for doors and windows
3. Closing of door or window opening on the external wall
4. Rebuilding an existing wall, repairing the wall including plastering the wall
5. Changing roof tiles, roof type, increasing the height of the wall to change the slope of the roof and repairing the roof without increasing the existing room height.
6. Constructing a new staircase in places of the existing one, including changing its location
7. Changing or repairing flooring at any floor or height. This only includes wood, stone and metal flooring and does not included RCC flooring
8. Reducing or increasing the height of the plinth and constructing new steps within the Building-unit
9. Constructing new lofts allowed as per regulations including repairing them
10. Constructing a new toilet block within the Building
11. Internal partitions within the Building
12. Constructing a parapet, railing, compound wall or wire fencing
13. Construction of a water tank or wash area in open area of the Building-unit or terrace for residential use only.(This does not included building a Swimming pool or tanks for commercial use)
14. Construction of Water Closets as required by the Health Department
15. Constructing and repairing weather protection
16. Installing metal grill in verandah or courtyard

### Note:

1. It shall be necessary to ascertain that the work carried out is as per the regulations and if found in violation, legal action may be taken.
2. Prior to deciding not to take any action on the above mentioned works, a review will be required if this construction does not pose any danger or due to this construction there is no danger to other parts.
3. If the construction is falling under Road line, then an agreement or deposit according to Corporation Act, clause 201 (5).

## Schedule 2: Mandatory Design and Specifications

---

(Refer Regulation No. 3.4)

Design and specification standards specified are mandatory and maybe examined by the Competent Authority for ensuring compliance to the Development Regulations:

1. Permissible Ground Coverage
2. Permissible Floor Space Index
3. Permissible Height and the various floors
4. Permissible Open Spaces enforced under Regulations- Common Plot, Marginal Open Spaces, Setbacks and other open spaces.
5. Permissible Uses of land and buildings
6. Arrangements of stairs, lifts, corridors and parking
7. Minimum requirement of sanitary facility
8. Minimum common facility
9. Required light and ventilation
10. Minimum requirement of Fire Prevention and Safety, and N.O.C. from Chief Fire Officer, as applicable.

## Schedule 3: Scrutiny Fees and other charges for the Grant of a Development Permission/ Revised Development Permission

(Refer Regulation No. 3.7.1, 5.1.2, 5.2.2)

A person applying for a Development Permission shall have to pay scrutiny fees and other charges along with the application to the Competent Authority/ Ahmedabad Municipal Corporation at the following rates:

### (A) Scrutiny fee

#### 1. For Buildings

- a. For Residential Buildings with height up to 25mts - Rs. 10.00 per sq.mts of built area of all floors for the intended development or part thereof subject to minimum scrutiny fee Rs. 1000
- b. For Residential Buildings with height more than 25mts and Non-Residential Building - Rs. 15.00 per sq.mts of built area of all floors for the intended development or part thereof subject to minimum scrutiny fee Rs. 1000

#### 2. Sub-Division And Amalgamation Of Land

- a. Rs. 3.00 per sq.mts of Building-unit/plot area for subdivision and amalgamation of all types of development, subject to minimum scrutiny fee Rs. 1000
- b. Rs. 2.00 per sq.mts of Building-unit/plot area for subdivision and amalgamation for agricultural use, subject to minimum scrutiny fee Rs. 1000

#### 3. Public Charitable Trust:

50% of the scrutiny fee will be levied as mentioned above in category 1 and 2 for the respective uses and type of Building-units if the intended development is for hospitals, dispensaries, schools or colleges or a place of worship, dharamshala, hostels etc. constructed by a public charitable trust registered under Public Charitable Trust Act, 1950 or for any other purpose which the Authority may specify by a general or special order.

#### 4. For Mining, Quarrying and Brick Kiln Operations

Mining, quarrying and brick kiln with or without chimney and processing of lime, sagol etc. without construction- Rs.1000.00 per 0.1 hectare or part thereof

### (B) Service and Amenities Fees

Service and amenities fees shall be levied as under for any development in Non-TP Scheme Area excluding agricultural zone and gamtal. These service and amenities fees shall be adjusted against the net amount to be paid by the owner in the town planning scheme.

1. Rs.300.00 per sq.mts of total built up area for proposed development.
2. Rs.150.00 per sq.mts of total built up area for proposed development for schools, colleges, educational institution, charitable trusts, government and semi government building.

**(C) Other Charges/Fees**

Other charges/Fees shall be levied under the provisions of other Act and or instructed by State Government.

Note: Fees may be revised by Competent Authority from time to time.

Speciman Copy not for sale

## Schedule 4a: Drawings, Specifications and Documents to be Submitted with Application for Obtaining/ Revising Development Permission for Buildings

---

(Refer Regulation No. 5.1.3 and 5.2.3)

The Owner / Developer shall submit to the Competent Authority the following documents, drawings and specifications along with application for obtaining and revising a Development Permission.

### A. COPIES OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS

1. 5 copies of all plans and statements shall be made available along with the notice. Soft copy of the drawings in cad format shall also be submitted.
2. All documents, drawings and specifications to be submitted along with the notice shall be duly signed by the Owner and the appropriate Person on Record and shall indicate their names, contact information and Registration number.
3. Every drawing, document and report shall be signed by the Owner and the Architect on Record or Engineer on Record, the Structural Engineer on Record and the Clerk of Works on Record as the case may be and in accordance with the Development Regulations.

### B. LIST OF DOCUMENTS

1. Satisfactory documentary legal evidence of the Right to Develop or Build on the Building-unit, including original copies of the relevant extract from the Property Register for City Survey Lands or Record of Rights for Revenue Lands as applicable.
2. Certified copy of approved sub-divisions or layout of the final plot from the concerned Authority as the case may be showing:
  - a. City Survey No. or Revenue No.
  - b. Area and Measurements of the Building-unit: Authority may dispense with this requirement in the cases where it is satisfied regarding the ownership of land on the basis of any documentary evidence or proof produced by the applicant.
3. Copy of Sanctioned Layout including date of sanction and Reference No.;
4. Soil Test Report for buildings with more than 3 floors or frame structures;
5. Certified part plan and Zoning Certificate from the Authority;
6. Form No 5/8: Application for Obtaining/Revising a Development Permission;
7. Form No. 2/2A: Certificate of Undertaking by the Architect on Record or Engineer on Record as applicable;
8. Form No. 2B: Certificate of Undertaking by the Structural Engineer on Record;
9. Form No. 2C: Certificate of Undertaking by the Clerk of Works on Record;
10. Form No. 2E: Certificate of Undertaking by the FPCOR, if applicable;
11. Form No. 6A: Area Statement for Buildings; Form No. 2D: Certificate undertaking for Hazard Safety
12. NOC from Appropriate Authority as per Regulation 30.0, as applicable;
13. Calculation statement for payment of all relevant Development Permission Fees or any other charges;

14. Photographic Identity Proof of Owner or Developer and person on records;
15. Photograph of Building-unit
16. Certificate, NOC, opinions as may be required by competent authority.

## **C. LIST OF DRAWINGS**

### **1. Key Plan**

A key plan shall be drawn to scale of minimum 1:8000 and shall explain the boundary and location of the site with respect to neighborhood landmarks.

### **2. Site Plan**

The site plan shall be drawn to scale of minimum 1:500 for plots less than 10 hectares and to scale minimum 1:1000 for plots more than 10 hectares and shall show the following details:

- a. Boundaries of the plot and of any contiguous plots belonging to the Owner;
- b. Position of the plot in relation to the neighbouring streets and street names;
- c. Direction of north point relative to the plan of buildings;
- d. Building-Unit Level in relation to the neighboring street level;
- e. Building number or Plot No. of the plot on which the building is intended to be erected;
- f. All existing buildings standing on, over or under the plot;
- g. Any existing natural or manmade physical features, such as wells, drains, trees, high tension line, gas pipeline, railway line, etc.
- h. Proposed use of every building
- i. The position of building(s) and construction which the applicant intends to erect in relation to:
  - i. The boundaries of the plot and in case where the plot has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others;
  - ii. All buildings (with number of stories and height) and premises adjacent to the plot and of the contiguous land, if any, referred to in (a); and;
  - iii. Any street prescribed under the Act and passing through the Building-unit/s clearly indicating the regular line of streets;
  - iv. The area within the regular line of the street not to be built upon but to be added to the street, hatched in green together with its measurements;
  - iv. Building lines and margins of streets
- j. The width and level of the street in front, and of the street, if any, at the side or rear of building clearly indicating the regular line of streets;
- k. The means of access from the street to the site and all existing and proposed buildings;
- l. Open space to be left around the building to secure free circulation of air, admission of light and access;
- m. Open space to be provided under these Development Regulations;
- n. The area of the whole plot and the break-up of Total built-up area on each floor;
- o. Area classified for exemption of built-up area calculations;
- p. Dimensions and areas of common plot, as required under these regulations,
- q. Parking layout, indicating the parking spaces, access lane, driveway or ramp;
- r. Layout and details of rain water harvesting required under the Development Regulations, if any;

- s. The position of every water closet, privy, urinal, bathrooms, cess pool, well or cistern in connection with the building other than those shown in the building plan.
- t. The lines of drainage of the building, the size, depth and inclination of every drain and the means to be provided for the ventilation of the drains;
- u. The position and level of the outfall of the drain, any existing facilities regarding water supply, sewerage etc, diameter and gradient of water supply line, drainage lines for the disposal of storm water as well as for sewerage.

## **2A. Detail Drawings**

Detailed Drawings shall be submitted showing the boundary walls and gates.

## **3. Landscape Plan**

The landscape plan shall be drawn to scale of minimum 1:100 for plots less than 500 sq. m. and to scale minimum 1:500 for plots more than 500 sq. m. and shall show the following details:

- a. the space for circulation and parking;
- b. paved pathways;
- c. existing trees;
- d. proposed tree plantation;
- e. green areas;
- f. Unpaved areas.

## **4. Building Plan**

The plans, elevations and sections of the proposed building shall be drawn to a scale of 1:100 showing the following details, wherever applicable:

- a. all floor plans together with the covered area, size and spacing of framing members, size of rooms and the position and width of staircases, ramps and other exit ways, lift wells, lift machine room and lift pit details;
- b. Built-up area of each dwelling unit, or shop or office space at every floor level;
- c. the use or occupancy of all parts of the building;
- d. exact location of essential services, like W.C., sink, bathroom, kitchen, cesspool, water tank, cistern, etc.
- e. Section drawings showing clearly the size of the footings, thickness of basement wall, wall construction, sizes and spacing of structural members, floor slabs and roof slabs with their materials. The section shall indicate the heights of building and rooms and also the height of the parapet, and the drainage and the slope of the roof. At least one section should be taken through the staircase. Access to the various parts of the building and its appurtenances also should be shown in one section.
- f. Levels of the site and all floors in relation to the datum or crown level of the access street;
- g. all elevations;
- h. details of service privy, if any;
- i. dimensions of the projected portions beyond the permissible building line;
- j. terrace plan including cabin structure;
- k. parking spaces provided and the parking layout;
- l. direction of north point relative to the plan of buildings;
- m. such other particulars as may be required to explain the proposed building clearly.

**5. Additional Fire Prevention and Safety Provisions**

Additional fire prevention and safety provisions to be provided in buildings eligible for a Development Permission are specified in Schedule 23 according to different uses and the height of the building. Details of these shall be indicated in the drawings as required.

**6. Specifications**

General specifications of the proposed building giving type and grade of material shall be signed by the Architect on Record and the Structural Engineer on Record.

**D. DEVELOPMENT PERMISSION FEES**

Receipt of Development Permission Scrutiny Fees paid as per Schedule 3 and of other charges leviable on the Building-unit shall be attached with the application.

Speciman Copy not for sale

## **Schedule 4b: Drawings, Specifications and Documents to be submitted with Application for Obtaining/Revising Development Permission for Sub-division and Amalgamation**

---

**(Refer Regulation No. 5.1.3 and 5.2.3)**

The Owner / Developer shall submit to the Competent Authority the following documents, drawings and specifications along with application for obtaining and revising a Development Permission.

### **A. COPIES OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS**

1. 5 copies of all plans and statements shall be made available along with the notice. Soft copy of the drawings in cad format shall also be submitted.
2. All documents, drawings and specifications to be submitted along with the notice shall be duly signed by the Owner and the appropriate Person on Record and shall indicate their names, address, and Registration number.
3. Every drawing, document and report shall be signed by the Owner and the Architect on Record or Engineer on Record, and the Clerk of Works on Record as the case may be and in accordance with the Development Regulations. If copies of original maps or drawings are submitted, they shall be true copies.

### **B. LIST OF DOCUMENTS**

1. Satisfactory documentary legal evidence of the Right to Develop or Build on the Building-unit, including photocopies of the relevant extract from the Property Register for City Survey Lands or Record of Rights for Revenue Lands or Index of Registered Sale Deed as applicable.
2. Certificate of approved sub-divisions or layout of the final plot from the concerned Authority as the case may be showing:
  - a. City Survey No. or Revenue No.
  - b. Area and Measurements of the Building-unit
3. Copy of Sanctioned Layout including date of sanction and Reference No.
4. Certified part plan and Zoning Certificate from the Authority
5. Form No 5/8: Application for Obtaining/Revising a Development Permission
6. Form No. 2/2A: Certificate of Undertaking by the Architect on Record or Engineer on Record as applicable
7. Form No. 2C: Certificate of Undertaking by the Clerk of Works on Record
8. Form No. 6B: Area Statement for Sub-Division and Amalgamation;
9. NOC from Appropriate Authority as per Regulation 30.0, as applicable
10. Calculation statement for payment of all relevant Development Permission Scrutiny Fees or any other charges;
11. Photographic Identity Proof of Owner or Developer
12. Photograph of Building-unit
13. Certificate, NOC, copy of soil testing report and opinions as may be required by competent authority.

## **C. LIST OF DRAWINGS**

### **1. Key Plan:**

A key plan shall be drawn to scale of minimum 1:8000 and shall explain the boundary and location of the site with respect to neighborhood landmarks.

### **2. Site Plan**

The site plan shall be drawn to scale of minimum 1:500 for plots less than 10 hectares and to scale minimum 1:1000 for plots more than 10 hectares and shall show the following details:

- (a) Boundaries of the plot and of any contiguous plots belonging to the Owner, position of the plot in relation to the neighbouring street, street names and direction of north point relative to the plan of buildings;
- (b) Building-unit Level in relation to the neighboring street level;
- (c) All existing buildings standing on, over or under the plot;
- (d) The position of the building, and of all other buildings (if any) which the applicant intends to erect upon the contiguous land and referred to in (a) in relation to:
  - i. The boundaries of the plot and in case where the plot has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others;
  - ii. All streets, buildings (with number of storeys and height) and premises adjacent to the plot and of the contiguous land, if any, referred to in (a); and;
  - iii. If there is no street within a distance of 12m of the plot, the nearest existing street;
  - iv. Any street prescribed under the Act and passing through the plot/s;
  - v. Building lines and margins of streets
- (e) Sub-division of the land or plot or Building-unit with dimension and area of each of the proposed sub-divisions and their use according to these regulations.
- (f) The width and length of the proposed streets and internal roads.
- (g) Dimensions and Areas of Open space to be left as per the Development Regulations
- (h) Any existing natural or manmade physical features, such as wells, drains, trees, high tension line, gas pipeline, railway line, etc.
- (i) The area of the whole plot and the break-up of covered area on each floor with the calculations for percentage covered as required under the Development Regulations,
- (j) Dimensions and areas of common plot, as required under these regulations, provided in the layout/sub-division of plot.

**2A. Detail Drawings:** Detailed Drawings shall be submitted showing the boundary walls and gates

### **3. Landscape Plan**

The landscape plan shall be drawn to scale of minimum 1:100 for plots less than 500 sq. m. and to scale minimum 1:500 for plots more than 500 sq. m. and shall show the following details:

- a. the space for circulation and parking;
- b. paved pathways;
- c. existing trees
- d. proposed tree plantation
- e. green areas.

## **D. DEVELOPMENT PERMISSION FEES**

Receipt of Development Permission Fees paid as per Schedule 3 and of other charges leviable on the Building-unit shall be attached with the application.

## **Schedule 4c: Drawings, Specifications and Documents to be Submitted with Application for Obtaining/Revising Development Permission for Brick Kiln, Mining and Quarrying**

---

**(Refer Regulation No. 5.1.3 and 5.2.3)**

The Owner / Developer shall submit to the Competent Authority the following documents, drawings and specifications along with application for obtaining and revising a Development Permission.

### **A. COPIES OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS**

Every drawing, document and report shall be signed by the Owner and the Clerk of Works on Record as the case may be and in accordance with the Development Regulations.

### **B. LIST OF DOCUMENTS**

1. An extract of the record of rights or any other document showing the ownership of the land for this purpose. If the applicant is not the owner of the land necessary documentary-proof shall be provided.
2. Zoning Certificate from the Competent Authority
3. Form No 8a: Application for Obtaining/Revising a Development Permission
4. True Copies of previous year's Development Permission
5. Form No. 2/2A: Certificate of Undertaking by the Architect on Record or Engineer on Record as applicable
6. Form No. 2B: Certificate of Undertaking by the Structural Engineer on Record, as applicable
7. Form No. 2C: Certificate of Undertaking by the Clerk of Works on Record
8. NOC from Appropriate Authority as applicable from regulation 30.0, as necessary;
9. Calculation statement for payment of all relevant Development Permission Fees or any other charges;
10. Photographic Identity Proof of Owner or Developer

### **C. LIST OF DRAWINGS**

1. A certified site plan showing the land in question along with surrounding area shall be attached.
2. Sketch Site Plan showing:
  - a. Area of site presently used
  - b. Area of site proposed to be used

### **D. DEVELOPMENT PERMISSION FEES**

Receipt of Development Permission Scrutiny Fees paid as per Schedule 3 and of other charges leviable on the plot shall be attached with the application

## Schedule 5: Format for submission of Documents, Drawings and Specifications

(Refer Regulation No. 5.1.3, 5.2.3, 5.3.3, 7.1.1, 7.2.2, 8.1.3;  
Schedule No. 4a, 4b, 4c, 10, 12, 14, 18, 21, Form No.5 and 5a )

### 1. Copies of Plan and Documents

Submission of all documents, certificates, reports and drawings to the Competent Authority:

- i shall represent all facts accurately,
- ii shall be as per formats and forms prescribed by the Competent Authority,
- iii shall be neat, clean and fully legible, and, on durable paper folded in the manner prescribed by the Competent Authority,
- iv shall be free of any scratches or corrections – small, initiated corrections shall be permitted.

### 2. Standard Sizes of all Drawings and Documents

All drawings and documents shall be of standard sizes as prescribed below:

S. No.	Standard sizes	Trimmed Size (mm)
1.	A0	841 X 1189
2.	A1	594 X 841
3.	A2	420 X 594
4.	A3	297 X 420
5.	A4	210 X 297
6.	A5	148 X 210

### 3. Colours and Notations to be followed for all Drawings and Documents

All drawings and documents shall follow standard colours and notations as prescribed below:

No.	Item	Site Plan	Building Plan
1.	Plot lines	Thick Black	Thick Black
2.	Existing street	Green	
3.	Future street, if any	Green dotted	
4.	Permissible building line	Thick dotted Black	
5.	Open spaces	No colour	No colour
6.	Existing works	Blue	Blue
7.	Work proposed to be demolished	Yellow hatched	Yellow hatched
8.	Proposed work	Red	Red
9.	Drainage and sewerage work	Red dotted	Red dotted
10.	Water supply work	Black dotted thin	Black dotted thin
11.	Work without permission if started on site	Grey	Grey
12.	Approved work	Yellow	Yellow

## Schedule 6: Penalties for Undertaking Unauthorized Development

---

(Refer Regulation No. 3.7.1, 5.1.6, 5.2.6, 5.3.6)

### 1. Commencement of Building work:

#### a. Conforming with GDR without Applying for Development Permission

Financial penalty for undertaking building which is in conformity with Development Regulations prescribed in Section C – Planning Regulations and with Section D – Performance Regulations, but which has been undertaken without applying for a Development Permission, shall be fifteen times the scrutiny fees that is leviable on the Building-unit, as the case may be.

#### b. Conforming with GDR after Applying but before Obtaining Development Permission and not as per Submitted Plan

Financial penalty for undertaking building which is in conformity with Development Regulations prescribed in Section C – Planning Regulations and with Section D – Performance Regulations, but which has been undertaken without revising Development Permission shall be ten times the Revised Development Permission Fees that is leviable on the Building-unit, as the case may be.

#### c. Conforming with GDR after Applying but before Obtaining Development Permission

Financial penalty for undertaking building which is in conformity with Development Regulations prescribed in Section C – Planning Regulations and with Section D – Performance Regulations, and the application made for Development Permission, but which has been undertaken without obtaining a Development Permission shall be five times the Development Permission Fees that is leviable on the Building-unit, as the case may be.

#### d. Open Uses of Land including Layout and Sub-division without Obtaining Development Permission

Financial penalty for undertaking open uses of land including layout and sub-division which is in conformity with Development Regulations prescribed in Section C – Planning Regulations and with Section D – Performance Regulations, but which has been undertaken without obtaining a Development Permission shall be twice times the Development Permission Fees that is leviable on the Building-unit, as the case may be.

#### NOTE:-

1. Minimum additional amount shall be Rs.1000.00 for residential and Rs.5000.00 for others.
2. If such a development is carried out by public charitable trust, the scrutiny fee applicable shall be as mentioned in Schedule No.3- A1 and A2 for the respective uses.

## Schedule 7: Minimum Qualification, Experience and Document Requirements for Being Considered for Registering with the Competent Authority as Persons on Record

(Refer Regulation No. 4.1.2, 4.6)

The procedure for registering persons with the Competent Authority is given in Regulation No. 4.3. The registration shall be renewed annually. The following are the minimum qualifications and experience requirements for all persons to be considered for registering with the Competent Authority as Persons on Record, in order to determine their competence to fulfill their responsibilities as specified in Regulation No. 4.6.

### 1. Architect on Record (AOR)

#### (A) QUALIFICATION AND EXPERIENCE :

Minimum qualifications and experience requirements for architects, for being considered for registration with the Competent Authority, as Architects on Record shall be as follows:

1. The Architect must hold a valid registration with the Council of Architecture, India, issued as per the provisions of the Architects Act, 1972 or Bachelors Degree in Architecture / Diploma in Architecture Equivalent to B.Arch; and
2. The Architect must have a minimum of two years of experience in a practice of architecture.

#### (B) SCOPE WORK & COMPETENCE :

- (i) Preparation & planning of all types of lay-outs & submission drawings and to submit certificate of supervision, progress report & certificate of completion for all types of buildings in accordance to the provisions of building regulations
- (ii) Supervision & execution of construction work as per specifications & drawings prepared by authorised registered structural designer & engineer.

### 2. Engineer on Record (EOR)

#### (A) QUALIFICATION AND EXPERIENCE :

Minimum qualifications and experience requirements for engineers, for being considered for registration with the Competent Authority, as Engineers on Record shall be as follows:

1. A Masters Degree in Civil Engineering, a Bachelors Degree in Civil Engineering or Building construction or its equivalent qualification recognized by the All India Board of Technical Education, or, a Diploma in Civil Engineering or Diploma in Building Construction recognized by State Board of Technical Examination of any State of India or Associate Membership (Civil Engineering ) of the Institute of Engineers, India (AMIE), and
2. The Engineer having Bachelors degree or its equivalent qualification must have minimum of two year s of experien ce and Diploma holder/or AMIE must have minimum of five years of experience in professional work.

#### (B) SCOPE WORK & COMPETENCE :

- (i) Preparation & planning of all types of lay-outs except special structures as shown in regulation No.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 authorized registered structural designer.

(iii) He/she can prepare & submit structural details & calculations for buildings of load bearing structures.

### 3. Structural Engineer on Record (SEOR)

**Minimum qualifications and experience requirements** for structural engineers, for being considered for registration with the Competent Authority as Structural Engineer on Record shall be as follows:

Grade	Scope of works	Qualification	Experience
SEOR-1	1. Building with height above 25 mts 2. Total proposed built-up area for a building unit is more than 10000 sq mt. 3. Mercantile-2,3, Educational-1,2, assembly-1,2,3 institutional, Hospitality-1,2 public utility Public institutional Special buildings	Category 1	10*
		Category 2	3*
SEOR-2	1. Building with height above 15 mts. And upto 25 mts. 2. Total proposed built-up area for a building unit is more than 2000 sq mt and upto 10000 sq mt.	Category 1	5*
		Category 2	2*
SEOR-3	1. Building with height upto 15 mts. 2. Total proposed built-up area for building-unit upto 2000 sqmt	Category 1	2*
		Category 2	-----

Note: \*Minimum years of experience of preparing structural designs, detailed drawings and specifications. (after attaining the degree/ Diploma)

Category 1: B.E./ B. Tech Civil or equivalent degree recognized by the AICTE

Category 2: ME/ M.Tech Civil, or a Ph. D in Structural Engineering.

Person holding Higher grade license can also work for Lower Grade Work

### 4. Clerk of Works on Record (COWOR)

**Minimum qualifications and experience requirements** for construction engineers, for being considered for registration with the Competent Authority as Clerk of Works on Record qualified for certifying the construction of buildings shall be as follows:

Grade	Scope of works	Qualification	Experience
COWOR-1	1. Building with height above 25 mts 2. Total proposed built-up area for a building unit is more than 10000 sq mt. 3. Mercantile-2,3, Educational-1,2, assembly-1,2,3 institutional, Hospitality-1,2 public utility Public institutional Special buildings	Category 1	3*
		Category 2	5*
		Category 3	3*
COWOR -2	1. Building with height above 15 mts. And upto 25 mts. 2. Total proposed built-up area for a building unit is more than 2000 sq mt and upto 10000 sq mt.	Category 1	2*
		Category 2	4*
		Category 3	2*
COWOR -3	1. Building with height upto 15 mts. 2. Total proposed built-up area for building-unit upto 2000 sqmt	Category 1	1*
		Category 2	2*
		Category 3	1*

Note: \*Minimum years of experience (after attaining the degree/ Diploma) in Construction work at a responsible position in any organisation

Category 1: A Degree in Civil Engineering / Architecture or Diploma in Architecture equivalent to degree Architecture, or its equivalent qualification recognized by All India Board of Technical Education

Category 2: Diploma in Civil Engineering recognized by State Board of Technical Examinations of any State in India

Category 3: Bachelor's Degree with specialized training in building in construction technology or Diploma in Building Construction Technology from a recognized institute.

Person holding Higher grade license can also work for Lower Grade Work

#### 5. Fire Protection Consultant on Record (FPCOR)

Minimum qualifications and experience requirements for being considered for registration with the Competent Authority as Fire Protection Consultant on Record shall be as follows:

1. Diploma in Engineering (Civil / Mechanical/ Electrical/ Hydraulic) recognized by State Board of Technical Examinations
2. Bachelor's Degree in Engineering (Civil / Mechanical/ Electrical/ Hydraulic)
3. Minimum experience of preparing fire safety drawings and specifications of buildings in Ahmedabad or other cities with population more than 1lakh.

No.	Building Category	Minimum Qualifications	Minimum Experience
1	Height up to 25 mtrs	Diploma in Engineering	7 Years
		B.E	3 Years
2	Height more than 25 mtrs and upto 45 mtrs	B.E	5 Years
3	Height more than 45 mtrs and upto 70 mtrs	B.E	7 Years
4	Height more 70 mtrs	B.E	10 Years

4. Minimum turnover of projects in work experience shall be Rs. 1,00,00,000 per annum, of which at least one assignment shall be above Rs.25,00,000.
5. The following documents shall be required for registration as Fire Protection Consultant on Record:
  - a. Bank statement of last three years
  - b. Work completion certificate from clients for last three years
  - c. Minimum one No Objection Certificate from Chief Fire Officer
  - d. One set of fire safety drawings of past project.

## Schedule 8: Registration Fees for Registration with the Competent Authority as Persons on Record

(Refer Regulation No. 4.1.3)

(Competent Authority may revise fees from time to time)

### Registration Fees

Sr. No.	Person on Record	Registration Fee (For the period of five years)
1	Architect on Record	Rs.5000
2	Engineer on Record	Rs.5000
3	Structural Engineer on Record	
	SEOR-1	Rs.5000
	SEOR-2	Rs.4000
	SEOR-3	Rs.3000
4	Clerk of Works on Record	
	COWOR-1	Rs.2500
	COWOR-2	Rs.2000
	COWOR-3	Rs.1500
5	Fire Protection Consultant on Record	Rs. 50,000
6	Developer	Rs.25,000

## Schedule 9: Fees and other charges for revalidating a Development Permission

(Refer Regulation No. 5.3.2)

No.	Procedure	Fees
1	Revalidating Development Permission before expiry for single dwelling unit	Rs. 300
2	Revalidating Development Permission before expiry for Building except single dwelling unit	Rs. 1000
3	Revalidating Development Permission for Public Charitable Trust before expiry	Rs.1000
4	Revalidating Development Permission for Mining, Quarrying and Brick Kiln Operations before expiry	Rs.1000
5	Penalty Charges for Revalidating Development Permission after expiry of original Development Permission	Five times the Scrutiny Fees applicable as above or scrutiny fees payable as per schedule-3, whichever is higher

Note: Fees may be revised by Competent Authority

## Schedule 10: Documents to be submitted along with Application for Revalidating a Development Permission

---

(Refer Regulation No. 5.3.3)

### List of documents

The Architect on Record or Engineer on Record or Owner shall submit the following documents to the Competent Authority along with the Application for Revalidation of a Development as may be applicable:

- A. Revalidation of Development Permission in case the Development Permission lapses because the construction of the building has not commenced within the stipulated period:**
1. Form No. 9
  2. Receipt of payment of all relevant scrutiny fees or any other charges

## Schedule 11: Information to be Displayed on Site

---

(Refer Regulation No. 6.2)

It shall be the responsibility of the Owner or Developer and the Clerk of Works on Record to erect a notice board on the site of development displaying the key information pertaining to the Building-unit.

### Information that shall be displayed on the Notice Board:

1. Name and address of the proposed building
2. Sanctioned Use of the Building (use as sanctioned in the Development Permission)
3. Survey No, City Survey No, Block No., Final Plot No., Sub Plot/ Property No., and complete address of the plot
4. Name of the Owner(s)/Developer(s)
5. Names and Registration Nos. of duly appointed Persons on Record on the project:
  - a. Architect on Record/ Engineer on Record
  - b. Structural Engineer on Record, and
  - c. Clerk of Works on Record
  - d. Fire Protection Consultant on Record, as applicable

Failure to comply with the above requirements may result in revocation of the Development Permission.

## Schedule 12: Documents and Drawings to be Maintained on Site During Period of Construction

---

(Refer Regulation No. 6.3)

It shall be the responsibility of the Owner or Developer and the Clerk of Works on Record to keep all the documents and drawings which are listed below at the site at all times during the entire Period of Construction from commencement to completion. These documents should be made available to any authorised officer of the Competent Authority inspecting the site for the purpose of enforcing the Development Regulations.

The following documents shall be kept on site during construction:

- a) A set of the sanctioned drawings
- b) A copy of the valid Development Permission

Speciman Copy not for sale

## Schedule 13: Stages of Construction Work for which Notice for Progress of Construction are to be Submitted to the Competent Authority

---

(Refer Regulation No. 6.5.3)

The Architect on Record or Engineer on Record and the Owner or Developer shall be responsible for notifying the Competent Authority of construction having been completed up to the stages specified below. They shall also certify that the construction has been carried out in compliance with sanctioned drawings and to the Development Regulations, using the format as prescribed in Form No. 11:

1. Lower Basement Slab Level
2. Plinth level
3. Ground Floor
4. Middle storey (in case of buildings above 15 mts in height)
5. Last storey (when the last structural roof has been completed)

Speciman Copy not for sale

## Schedule 14: Documents and Drawings to be Submitted along with the Application for Building Use Permission

---

(Refer Regulation No. 7.1.1, 7.2.2)

The following documents and drawings shall be submitted along with the Application for Building Use Permission for a building:

### A. Documents and Drawings:

- 1) One set of Completion Plans and as-built drawings, duly certified by POR
- 2) Form No. 2/2A: Certificates of Undertaking by the Architect on Record or Engineer on Record,
- 3) Form No. 2B: Certificates of Undertaking by the Structural Engineer on Record,
- 4) Form No. 2C: Certificates of Undertaking by the Clerk of Works on Record,
- 5) Form No. 2E: Certificates of Undertaking by the FPCOR,
- 6) Clearance from Chief Fire Officer, Ahmedabad, as applicable and mentioned in Schedule No.23
- 7) Certificate of Lift Inspector (Govt. of Gujarat) for buildings taller than 15mts
- 8) A copy of valid Registration Certificate of the Persons on Record issued by the Competent Authority.

### B. Building use permission fees:

Receipt of Building Use Permission Fees paid as per Schedule 15 and of other charges leviable on the Building-unit shall be attached with the application.

## Schedule 15: Building Use Permission Fees and other charges for the Grant of a Building Use Permission

---

(Refer Regulation No. 7.1.2, 7.2.3)

A person applying for a Building Use Permission shall have to pay scrutiny fees along with the application to the Competent Authority at the following rates:

### **1.0 Completion of work conforming with GDR and as per Sanctioned Plan**

For Building which is in conformity with Development Regulations and no change from the Sanctioned Plan shall be as per the Development Permission Scrutiny Fees that is leviable on the Building-unit, as the case may be.

### **2.0 Completion of work conforming with GDR but not as per Sanctioned Plan**

#### **a. No change in Ground Coverage**

For Building which is in conformity with Development Regulations but with internal modification without any change in the location and/or overall dimension of the Building shall be as per the Development Permission Scrutiny Fees that is leviable on the Building-unit, as the case may be.

## Schedule 16: Penalties for Making Unauthorized Use of a Building

---

(Refer Regulation No. 3.12.1, 7.1.5, 7.2.6)

Financial Penalty for Making Unauthorised Use of a Building shall be four times the Development Permission Scrutiny Fees that is leviable for the built-up area of the Building.

Speciman Copy not for sale

## Schedule 17: Schedule for Maintenance and Inspection for Structural Stability and Fire Safety

---

(Refer Regulation No. 24.29, 26.2)

**Class 1 Buildings:** All types of framed structures, factory buildings, special buildings, buildings for educational use such as schools, colleges, etc; hostels and other public buildings.

**Class 2 Buildings:** Masonry walled residential buildings with height more than 10mts

### A. Structural Stability

The interval at which buildings are to be examined and a Structural Inspection Report in Format as per Form 15 submitted to Competent Authority shall be as under:

**For Class 1 buildings which are erected fifteen years earlier from the date on which these Regulations has come into force or which becomes five years old thereafter:**

1. Within three years from the coming into force of these Regulations
2. Thereafter at the interval of every fifteen years from the date of submission of the first report

**For Class 2 buildings which are erected fifteen years earlier from the date on which these Regulation has come into force or which become fifteen years old thereafter:**

1. Within five years from the coming into force of these Regulations
2. Thereafter at the interval of every fifteen years from the date of submission of the first report

### B. Fire Safety

The interval at which buildings are to be examined by Chief Fire Officer or FPCOR and a Fire Safety Certificate as stipulated in Form 16 be submitted to Competent Authority shall be as under:

1. Within one year from the coming into force of these Regulations
2. Thereafter at the interval of every year from the date of submission of the first certificate

## Schedule 18: Documents and Fees Required with Application for Advertising Display & Communication Infrastructures

(Refer Regulation No. 20.0)

### 1. Advertising display

The Owner / Developer shall submit to the Competent Authority the following documents for erecting Advertising Display:

#### A. List of documents

1. Receipt of Fees paid and of other charges leviable shall be attached with the application.
2. Certificate from Registered Structural Engineer for the stability, safety of display structure to be erected.
- 3A. For tender cases the documents to be submitted are:
  - a. Shop Establishment Number
  - b. Sale tax number
  - c. Income tax clearance certificate.
- 3B. For Private property cases:
  - a. Lay-out plan;
  - b. Structural detail plan;
  - c. NOC from property holder;
  - d. 2 copies of photograph of the actual site;
  - e. Electricity Bill of last month;
  - f. Property Tax Bill;
  - g. Agreement copy;
  - h. 7-12 utara;
  - i. Ekrar namu.

#### B. Deposit, fees and penalty:

1. The fees for erection and maintenance of the Advertising Display shall be charged as decided by Competent Authority. The fees shall be paid by the applicant in advance, for the calendar year or part thereof as may be prescribed by the Competent Authority.
2. Competent authority may also decide penalty norms for non-compliance of Regulations specified for Advertising Display Structures of various types.

### 2. Communication infrastructures

The Owner / Developer shall submit to the Competent Authority the following documents for erecting Communications Infrastructure:

#### A. List of documents

1. Receipt of Fees paid and of other charges leviable shall be attached with the application.
2. Structural Stability Certificate from Registered Structural Engineer for the stability, safety of display structure to be erected which shall be the liability of the Owner and the Registered Structural Engineer

3. Permission from the “Standing Advisory Committee on Radio Frequency Allocation” (SACFA) issued by Ministry of Telecommunications.

**B. Deposit and fees:**

The fees for erection of the Communication Infrastructure shall be charged as revised by Competent Authority from time to time.

Speciman Copy not for sale

## Schedule 19: Fees Required for Purchasing Additional FSI for Residential-Affordable Housing

(Refer Regulation No. 14.4.1)

This shall be applicable for Residential Affordable Housing use across identified zones subject to relevant Zonal Regulations:

1. Additional Chargeable FSI shall be permitted on payment to the Competent Authority as under:

Sr.	Additional Chargeable FSI on basis of unit sizes (sq.mts)	Charge
1	Residential Dwelling units up to 50	10 % of the Jantri Rates
2	Residential Dwelling units with area more than 50 and up to 66	20 % of the Jantri Rates
3	Residential Dwelling units with area more than 66 and up to 80	40 % of the Jantri Rates
4	Commercial Built-up area	40% of the Jantri Rates

**Note:** Competent Authority to decide the rate

## Schedule 20: Fees Required for Purchasing Additional FSI in other than R.A.H.

---

(Refer Regulation No. 15.4)

For other than R.A.H. : Additional Chargeable FSI shall be permitted on payment to the Competent Authority as under:

1. 40% of the Jantri Rates

Note: Competent Authority to decide the rate

Speciman Copy not for sale

## Schedule 21: Documents and Drawings to be Submitted for Development Undertaken on Behalf of Government and Appropriate Authority

---

(Refer Regulation No. 3.16)

The following documents and drawings shall be submitted for any development undertaken on behalf of Government and Appropriate Authority:

### A. Documents and drawings:

1. An official letter of concerned Central or State Government Department addressed to the Competent Authority or as the case may be to the authorised officer giving full particulars of the development work or any operational construction.
2. The proposals of the Development Plan or Town Planning Scheme affecting the land.
3. In case of layout of land or plot:
  - a. A site plan (of required copies) drawn to a scale of 1:500 showing the surrounding land and existing access to the land included in the layout.
  - b. A layout plan (of required copies) drawn to a scale of not less than 1 : 500 showing sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and their use. Provided that in the case of works proposed to be undertaken by the local military Authority of the Defence Ministry, the provisions of clause (2) and (3) shall not apply and such Authority shall be required to submit the layout plans.
4. Statement indicating the use of land confirming to the permissible land use zone, proposed to be made by the Government Department for carrying out the development work.
5. Plans confirming to the provisions of Development plan showing complete details of the operational construction as defined under Clause (xvii) of Section 2 of the Act such as detailed alignment, layouts, locations and such other matters with measurements.
6. A Site Plan (of required copies) of the area proposed to be developed to a scale of not less than 1:500.
7. Building plan, section and elevation confirming to the provisions of Development Plan and Development Regulations for the proposed development work to a scale of not less than 1:100.

## Schedule 22: List of Building Specifications verified by Competent Authority before Issue of Building Use Permission

---

(Refer Regulation No. 7.1.3)

Before Issuing Building Use Permission, Competent Authority shall check that:

1. Tree plantation required under these Regulations are planted on site or ensure this by taking suitable deposits as decided from time to time for specific period by the Competent Authority.
2. Parking space is properly paved & the lay-out of parking space is provided as per the approved plans. Sign- boards indicating the entrance, exit and location of parking spaces for different types of vehicles shall be permanently erected and maintained at the prominent place in every Building-unit.
3. Certificate of lift Inspector (Government of Gujarat) has been procured & submitted by the owner, regarding satisfactory erection of Lift.
  - a. Proper arrangements are made for regular maintenance of lift as provided in NBC and in these regulations
  - b. The Certificate of Competent Authority and or fire department for completion and or fire requirements as provided in these regulations has been procured and submitted by the owner.
4. Proper arrangements are made for regular maintenance of fire protection services as provided in NBC and in these regulations
5. There shall be a percolating well / pit in a Building-unit having area more than 1500 sq.mts.
6. The Concerned Authority issuing occupancy certificate before doing so shall consult concerned designated Authority to inspect the building and issue a certificate that necessary requirements for the fire protection under these regulations as per regulation No.18.2 have been fulfilled and if not so, the applicant shall be asked to carry out necessary additions, alterations or rectification to the satisfaction of the designated Authority before issuing occupancy certificate.

## Schedule 23: Building requiring Fire Protection Consultant and Inspection by Chief Fire Officer

(Refer Regulation No. 4.5.5, 6.1.3, 24.1.1, Schedule 4a):

Building Use	Criteria	Fire Protection Consultant	Chief Fire Officer's Opinion
All uses	Building Height > 45mts	Required	Required
Residential	Building Height > 15mts	Required	May not be required
	Building Height > 25mts	Required	Required
Mixed-Use or Business	Building Height >15mts	Required	Required
Hospitality, Educational, Institutional, Mercantile	Building Height >12mts to 25mts	Required	Required
	Building Height > 25mts	Required	Required
Special Building, Storage Building, Wholesale market	Building Height > 12mts	Required	Required
	Total Built Up Area up to 5,000 sq.mts	Required	Required
	Total Built Up Area > 5,000 sq.mts	Required	Required
Light Industrial, General Industrial	Total Built Up Area up to 2,000 sq.mts	Required	May not be required
	Total Built Up Area >2,000 sq.mts and up to 5,000 sq.mts	Required	Required
	Total Built Up Area > 5,000 sq.mts	Required	Required
Hazardous, Special Industrial	Total Built Up Area up to 500 sq.mts	Required	Required
	Total Built Up Area > 500 sq.mts	Required	Required
Religious Building	Total Built Up Area > 2,000 sq.mts	Required	Required
Fuelling Station	All Buildings	Required	Required

## Schedule 24: List of Recommended Trees

(Refer Regulation No. 27.5 and 13.9.2)

Following list of trees are recommended for their suitability regarding shade and foliage:

No.	Common Name
1	Kalo saras, Siris, Moti Haradi
2	Saptarni
3	Limdo or Neem
4	Java ki Rani
5	Pink cassia
6	Urimedi
7	Kasid
8	Sisam
9	Motosisam
10	Sevan
11	Borsalli
12	Jambu
13	Khati amla
14	Ragat Rohido, Rayan
15	Baheda
16	Peltofarm
17	Meletia
18	Kachnar
19	Spethodia
20	Gelasedia
21	Baknim
22	Gulmohar
23	Kelia Pinata
24	Garmalo
25	Billi
26	Tebubia Rosia
27	Tebubia Gaykem
28	Kapok
29	Kalgeria
30	Kadam
31	Rain tree
32	Silver Oak
33	Desi Asopalav
34	Pipal
35	Badam

## Schedule 25: Conversion for Road Widths

---

(Refer Regulation No. 9.4.2)

Following table shall be used for conversion of road widths from length unit of feet to metric:

Sr. No.	Road Width (Feet)	Road Width (Metres)
1	20.00	6.0
2	24.60	7.5
3	30.00	9.0
4	40.00	12.0
5	50.00	15.0
6	60.00	18.0
7	80.00	24.0
8	100.00	30.0

Speciman Copy not for sale

## Schedule 26: Minimum Qualification and Experience Requirements for Fire Safety Professionals in a Building

---

(Refer Regulation No. 24.1)

### A. Fire Officer

1. Sub-officer Course (passed from reputed institute or college)

### B. Fire Men

1. Elementary Training, or
2. ITI- Fire Men Course, or
3. 5 years experience in City Fire Brigade

Speciman Copy not for sale

**Schedule 27: List of Textile Mills within Ahmedabad Municipal Corporation Area**

(Refer Regulation No. 9.2.11, 13.0)

Sr. No	Name of Mill	TPS NO.	FP No./ R. S. No.
1	City of Ahmedabad	2 (Kankaria)	184
2	The Laxmi Cotton Mill (Ankur Mills)	2 (Kankaria)	44+45
3	Ambica Mills	2(Kankaria)	192+193, 194+195
4	The Bhalakia Mills	7 (Khokra-Mahemdabad)	46, 22
5	The Bihari Mill (M. H. Mill-2)	7 (Khokra-Mahemdabad)	30
6	Rohit Mills Ltd.	7 (Khokra-Mahemdabad)	31/p
7	Mihir (Ashima ) Textile Mills	7 (Khokra-Mahemdabad)	29
8	Rajnagar -2	8 (Asarva)	127
9	Manjushri Textiles	8 (Asarva)	100+101
10	Aryoday Jining Mill	8 (Asarva)	130+131
11	The Shorack Spinning Mills Ltd	8 (Asarva)	137
12	The Sarangpur Cotton Mill No.2	9 (Rajpur-Hirpur)	56
13	The Mahendra Silk Mill (Topi Mill)	9 (Rajpur-Hirpur)	32
14	New Cotton Mills Ltd	9 (Rajpur-Hirpur)	62
15	Anant Mill Ltd. (Anil Synthetic)	10 (Rakhial)	10
16	The Arbuda Mill (Lal Mill)	10 (Rakhial)	28
17	The Ajit Mill Ltd.	10 (Rakhial)	83/A+83/B
18	The Ahmedabad New Cotton Mill No.2	10 (Rakhial)	150
19	Soma Textiles Ltd	10 (Rakhial)	78
20	The Monogram Mill	11 (Bapunagar)	191

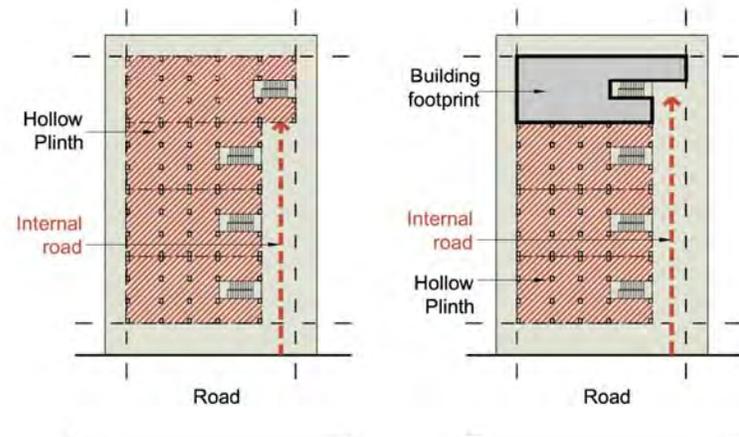
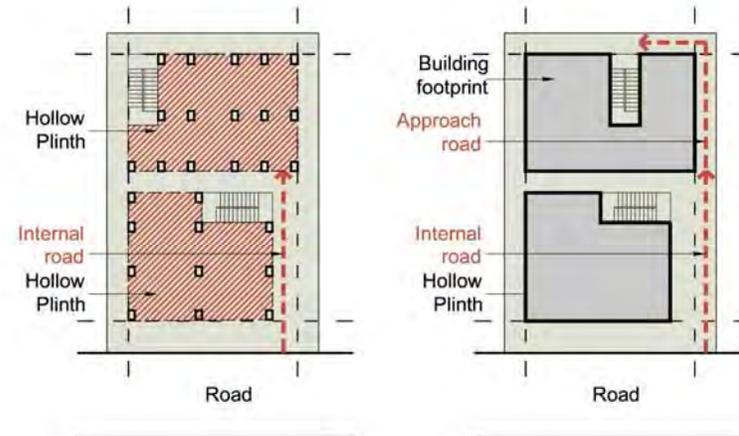
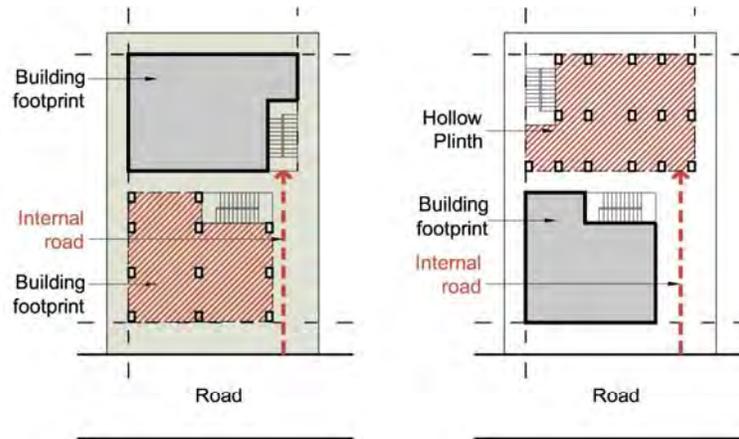
Sr. No	Name of Mill	TPS NO.	FP No./ R. S. No.
21	Marsden Mill Co. Ltd.	11 (Bapunagar)	15
22	The Amruta Mill (Vikram Mill)	11 (Bapunagar)	63
23	The Gujarat Hozari Mill (Ganji Frock Mill) (Kamla Spining and Menufecturing)	11 (Bapunagar)	31
24	The Raipur Mill	11 (Bapunagar)	43, 47
25	The Vivekanand Mill Co. Ltd.	11 (Bapunagar)	39
26	New Swadeshi Mill	12(Asarva South Ext.) 16 (Shaher Kotda)	1 of TPS No. 12 & 1 of TPS No. 16
27	The New Commercial Mills Ltd.	12 (Asarva South Ext.)	11
28	The Arun Mills Ltd.	12 (Asarva South Ext.)	29
29	Nutan Mills Ltd.	12 (Asarva South Ext.)	210
30	Bansidhar Mills Ltd.	12 (Asarva South Ext.)	78
31	Vijay Mills Ltd.	12 (Asarva South Ext.)	44, 46
32	AShoka Mill Ltd.	12 (Asarva South Ext.)	16
33	The Ashoka Mills Ltd	12 (Asarva South Ext.)	41
34	The Arvind Mills Ltd	12 (Asarva South Ext.)	10
35	Calico Mills	13 (Baherampura)	19 to 25, 32
36	Jupitar Textiles	14 (Shahibaug)	113+114
37	New Manekchowk Mill	14(Shahibaug)	14+13+12+9+11/P
38	Rajnagar - 1 (Rajnagar Spining Mill)	14 (Shahibaug)	19
39	Manekchowk and Ahmedabad	14 (Shahibaug)	25
40	Maheshwari Mill	14 (Shahibaug)	110/P/2
41	Star of Gujarat (Girdhardas Harivallabh Mill)	14 (Shahibaug)	43, 44
42	Commercial Ahmedabad	14 (Shahibaug)	24

Sr. No	Name of Mill	TPS NO.	FP No./ R. S. No.
43	Jyubilee Mill	14 (Shahibaug)	41
44	Jahangir Textiles (Jahangir Vakil Mill Ltd.)	14 (Shahibaug) (City wall)	5 106+108 of TPS No. 14 & 224 of TPS No. 5
45	Ahmedabad Advance Mill (The Tata Advance Mill)	14 (Shahibaug)	105
46	New Gujarat Synthetic no - 2	14 (Shahibaug)	31/2
47	The Gujarat Ginning	14 (Shahibaug)	7
48	Motilal Hirabhai Mills	14 (Shahibaug)	14 4
49	Rustam jahangir mill	14 (Shahibaug)	127/p+140
50	The Silver Cotton Mill Ltd.	16 (Shaher Kotda)	285
51	Tarun Commercial	16 (Shaher Kotda)	214, 215
52	Abhay Mill	16 (Shaher Kotda)	27, 28
53	The Asarva Mills No. 2	16 (Shaher Kotda)	26
54	Hathisingh Mills Co. Ltd.	16 (Shaher Kotda)	108
55	Rajkumar Mills Co. Ltd.	16 (Shaher Kotda)	113
56	The Patel Mills Ltd.	16 (Shaher Kotda)	139
57	The Ahmedabad Industrial Mills Ltd.(Kalidas Mill)	16 (Shaher Kotda)	196
58	Ramkrishna Mills	16 (Shaher Kotda)	211, 213
59	The Bharat Suryoday Mills	16 (Shaher Kotda)	303
60	The Gujarat Cotton Mills Ltd. Gujarat Synthetic mills Ltd	16 (Shaher Kotda)	62, 73
61	Bharatkhand Cotton Mills Ltd.	16 (Shaher Kotda)	17
62	Aryoday Spining Weaving Mills Ltd.	16 (Shaher Kotda)	4, 6
63	Himadri Textile Mill	16 (Shaher Kotda)	114
64	Ahmedabad Cotton (Bagicha) mill No. 2	16 (Shaher Kotda)	187

Sr. No	Name of Mill	TPS NO.	FP No./ R. S. No.
65	The Ambica Mills	16 (Shaher Kotda) (Khokra-Mahemdabad)	7 304 of TPS No.16, 2 of TPS no.7
66	Saraspur Mills Ltd.	16 (Shaher Kotda)	81
67	Saraspur Balapir Mills Ltd.	16 (Shaher Kotda)	59
68	Maneklal Harilal Mills	16 (Shaher Kotda)	104/1
69	The New Rajpur Mills Ltd	16 (Shaher Kotda)	133
70	New Textile Mill (Ahmedabad Textile Mill)	18 (Sarangpur)	17, 18, 20
71	The Sarangpur (Sahyog mill) Cotton Mill no-1	18 (Sarangpur)	25
72	New Gujarat Synthetic no - 3	18 (Sarangpur)	31, 32, 33
73	The Ahmedabad Cotton Mills	18 (Sarangpur)	21, 27
74	The Ahmedabad Kaiser Hind Mills	18 (Sarangpur)	14, 15
75	The Cotton Mills	18 (Sarangpur)	12/2+13
76	Fine Niting Mills	30 (Asarva North Extension)	247
77	Radha Kishan Textile	45 (Khokra-Mahemdabad Ghodasar-1)	R. S. no 35 F. P. no 1
78	Prasad Mill (Raikhad Mill)		Raikhad City Survey No. 4831, 4832, 4884 to 4887, 4916

## Schedule 28: Illustrations of Internal Road and Approach Road

(Refer Regulation No. 13.3.1)



## Form 1: Application for Registering as Person on Record

(Regulation No. 4.1.1)

To  
The Chief Executive Authority / Municipal Commissioner  
Urban Development Authority / Municipal Corporation  
Ahmedabad

1. Name: \_\_\_\_\_
2. Local Address: \_\_\_\_\_
3. Permanent Address: \_\_\_\_\_
4. Telephone / Fax No: \_\_\_\_\_
5. Qualification: \_\_\_\_\_
6. Membership of Professional: \_\_\_\_\_  
Associations (indicate appropriate professional affiliations)
7. Experience (No. of years): \_\_\_\_\_
8. Previous year's Registration: \_\_\_\_\_  
No.
9. Name of Employer: \_\_\_\_\_  
(if employed)

Sir/Madam,

Kindly register me as \_\_\_\_\_ (Architect on Record/Engineer on Record/Structural Engineer on Record/Clerk of Works on Record/ FPCOR/ Developer) of the Competent Authority. I meet with the minimum qualifications and competence requirements as specified in Regulation No. 4.0 and schedule 7.0. Relevant documents attesting to the same are attached herewith.

I hereby undertake to abide by all rules, regulations, standing orders, requisitions and instructions given by the Competent Authority and shall carry out my responsibilities as prescribed in the Development Regulations. I also understand that if I fail to perform my responsibilities as above, the Competent Authority reserves the right to de-register me, forfeit my security deposit and take other appropriate action as defined in the Development Regulations and as per the provisions of the Act.

Name of the Applicant: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Form 2: Certificate of Undertaking for Architect on Record

(See Regulation No. 4.4, 4.5.1 and Schedule 4a, 4b, 4c)

To  
The Chief Executive Authority / Municipal Commissioner  
Urban Development Authority / Municipal Corporation  
Ahmedabad

Proposed building: \_\_\_\_\_  
(Title of the work)

Plot No.: \_\_\_\_\_ Area of the Plot: \_\_\_\_\_

Survey No.: \_\_\_\_\_ City Survey No.: \_\_\_\_\_

Inward No.: \_\_\_\_\_ Final Plot No.: \_\_\_\_\_

Sub Plot / Property No.: \_\_\_\_\_ at Village: \_\_\_\_\_

Address of proposed building: \_\_\_\_\_

Name of the Owner / Developer: \_\_\_\_\_

Sir/Madam,

I am currently registered as Architect on Record with the Competent Authority.

I hereby certify that I am appointed as the Architect on Record to prepare the plans, sections and details as required under the Development Regulations for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall be carried out under my direction and supervision of supervisor or owner, as per the approved drawings. I am fully conversant with the provisions of the Regulations, which are in force, and about my duties and responsibilities under the same and I undertake to fulfill them in all respects, except under the circumstances of natural calamities.

I fully understand that in case my certificate is found to be false, or if it is found that I have not fulfilled my responsibilities as prescribed therein, the Competent Authority shall be at liberty to penalize me as per the provisions of the Act.

Name: \_\_\_\_\_

Registration No.: \_\_\_\_\_

Address: \_\_\_\_\_

Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Form 2A: Certificate of Undertaking for Engineer on Record

(See Regulation No. 4.4, 4.5.2 and Schedule 4a, 4b, 4c)

To  
The Chief Executive Authority / Municipal Commissioner  
Urban Development Authority / Municipal Corporation  
Ahmedabad

Proposed building: \_\_\_\_\_  
(Title of the work)

Plot No.: \_\_\_\_\_ Area of the Plot: \_\_\_\_\_

Survey No.: \_\_\_\_\_ City Survey No.: \_\_\_\_\_

Inward No.: \_\_\_\_\_ Final Plot No.: \_\_\_\_\_

Sub Plot / Property No.: \_\_\_\_\_ at Village: \_\_\_\_\_

Address of proposed building: \_\_\_\_\_

Name of the Owner / Developer: \_\_\_\_\_

Sir/Madam,

I am currently registered as Engineer on Record with the Competent Authority.

I hereby certify that I am appointed as the Engineer on Record to prepare the plans, sections and details as required under the Development Regulations for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall be carried out under my direction and supervision of supervisor or owner, as per the approved drawings. I am fully conversant with the provisions of the Regulations, which are in force, and about my duties and responsibilities under the same and I undertake to fulfill them in all respects, except under the circumstances of natural calamities.

I fully understand that in case my certificate is found to be false, or if it is found that I have not fulfilled my responsibilities as prescribed therein, the Competent Authority shall be at liberty to penalize me as per the provisions of the Act.

Name: \_\_\_\_\_

Registration No.: \_\_\_\_\_

Address: \_\_\_\_\_

Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Form 2B: Certificate of Undertaking for Structural Engineer and Developer / Owner on Record

(See Regulation No. 4.4, 4.5.3 and Schedule 4a, 4b, 4c)

To  
The Chief Executive Authority / Municipal Commissioner  
Urban Development Authority / Municipal Corporation  
Ahmedabad

Proposed building: \_\_\_\_\_

(Title of the work)

Plot No.: \_\_\_\_\_ Area of the Plot: \_\_\_\_\_

Survey No.: \_\_\_\_\_ City Survey No.: \_\_\_\_\_

Inward No.: \_\_\_\_\_ Final Plot No.: \_\_\_\_\_

Sub Plot / Property No.: \_\_\_\_\_ at Village: \_\_\_\_\_

Address of proposed building: \_\_\_\_\_

Name of the Owner / Developer: \_\_\_\_\_

Sir/Madam,

I am currently registered as Structural Engineer on Record with the Competent Authority.

This is to certify that I am appointed as the Structural Engineer on Record to prepare the structural report, structural details and structural drawings for the above mentioned project. I am fully conversant with the Regulations and of my duties and responsibilities under the Regulations and assure that I shall fulfill them in all respects. I have prepared and signed the structural design and drawings of the proposed building as per the prevailing Indian Standard Specifications and further certify its structural safety and stability in design.

I fully understand that in case my certificate is found to be false, or if it is found that I have not fulfilled my responsibilities as prescribed therein, the Competent Authority shall be at liberty to penalize me as per the provisions of the Act.

Name: \_\_\_\_\_

Registration No.: \_\_\_\_\_

Address: \_\_\_\_\_

Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Form 2C: Certificate of Undertaking for Clerk of Works on Record

(See Regulation No. 4.4, 4.5.4 and Schedule 4a, 4b, 4c)

To  
The Chief Executive Authority / Municipal Commissioner  
Urban Development Authority / Municipal Corporation  
Ahmedabad

Proposed building: \_\_\_\_\_  
(Title of the work)

Plot No.: \_\_\_\_\_ Area of the Plot: \_\_\_\_\_

Survey No.: \_\_\_\_\_ City Survey No.: \_\_\_\_\_

Inward No.: \_\_\_\_\_ Final Plot No.: \_\_\_\_\_

Sub Plot / Property No.: \_\_\_\_\_ at Village : \_\_\_\_\_

Address of proposed building: \_\_\_\_\_

Name of the Owner / Developer: \_\_\_\_\_

Sir/Madam,

I am currently registered as Clerk of Works on Record with the Competent Authority.

This is to certify that I am appointed as the Clerk of Works on Record for the above mentioned project. I am fully aware of my duties and responsibilities under the Regulations and assure that I shall fulfill them in all respects. . I shall undertake all necessary measures, including but not limited to adequate inspection during construction, to ensure that the construction of the building is undertaken in accordance with the detailed design and specifications provided by \_\_\_\_\_ (name of the Architect on Record) and \_\_\_\_\_ (name of the Structural Engineer on Record), and, with the sanctioned design and specifications.

- I undertake not to supervise more than ten works at a given time as provided in Development Regulations.
- I undertake not to supervise work simultaneously at one point of time on any other sites during my supervision of the execution of this work.

I fully understand that in case my certificate is found to be false, or if it is found that I have not fulfilled my responsibilities as prescribed therein, the Competent Authority shall be at liberty to penalize me as per the provisions of the Act.

Name: \_\_\_\_\_

Registration No.: \_\_\_\_\_

Address: \_\_\_\_\_

Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Form 2E: Certificate of Undertaking for Fire Protection Consultant on Record

(See Regulation No. 4.4, 4.5.5 and Schedule 4a, 4b, 4c)

To  
The Chief Executive Authority / Municipal Commissioner  
Urban Development Authority / Municipal Corporation  
Ahmedabad

Proposed building: \_\_\_\_\_  
(Title of the work)

Plot No.: \_\_\_\_\_ Area of the Plot: \_\_\_\_\_

Survey No.: \_\_\_\_\_ City Survey No.: \_\_\_\_\_

Inward No.: \_\_\_\_\_ Final Plot No.: \_\_\_\_\_

Sub Plot / Property No.: \_\_\_\_\_ at Village: \_\_\_\_\_

Address of proposed building: \_\_\_\_\_

Name of the Owner / Developer: \_\_\_\_\_

Sir/Madam,

I am currently registered as Fire Protection Consultant on Record with the Chief Fire Officer. I hereby certify that I have been appointed as the Fire Protection Consultant on Record of the proposed building. I am fully conversant with the Regulations and of my duties and responsibilities under the Regulations and assure that I shall fulfill them in all respects. I have prepared and signed the fire safety drawings of the proposed building as per the Regulations and further certify its fire safety.

I fully understand that in case my certificate is found to be false, or if it is found that I have not fulfilled my responsibilities as prescribed therein, the Competent Authority shall be at liberty to penalize me as per the provisions of the Act.

Name: \_\_\_\_\_

Registration No.: \_\_\_\_\_

Address: \_\_\_\_\_

Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

### Form 3: Notice to the Competent Authority of Non-Compliance of Building to Sanctioned Design and Specifications

(See Regulation Nos. 4.5.1, 4.5.2, 4.5.3, 4.5.4 and 4.5.5)

To  
The Chief Executive Authority / Municipal Commissioner  
Urban Development Authority / Municipal Corporation  
Ahmedabad

Proposed building: \_\_\_\_\_

(Title of the work)

Plot No.: \_\_\_\_\_ Area of the Plot: \_\_\_\_\_

Survey No.: \_\_\_\_\_ City Survey No.: \_\_\_\_\_

Inward No.: \_\_\_\_\_ Final Plot No.: \_\_\_\_\_

Sub Plot / Property No.: \_\_\_\_\_ at Village : \_\_\_\_\_

Address of proposed building: \_\_\_\_\_

Name of the Owner / Developer: \_\_\_\_\_

Sir/Madam,

I am currently registered as \_\_\_\_\_ (Architect/Engineer/Structural Engineer/Clerk of Works/Fire Protection Consultant) on Record with the Competent Authority. I have been appointed as \_\_\_\_\_ (Architect/Engineer/Structural Engineer/Clerk of Works/Fire Protection Consultant) on Record for the proposed building.

This is to bring to your notice that construction of the building is not being undertaken in accordance with the sanctioned design and specifications and/or with the following Development Regulations. Details of non-compliance are as follows:

- 1.
- 2.

Name: \_\_\_\_\_

Registration No.: \_\_\_\_\_

Address: \_\_\_\_\_

Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Form 4: Notice to the Competent Authority of Discontinuation as Person on Record**

(See Regulation Nos. 4.5.1, 4.5.2, 4.5.3, 4.5.4 and 4.5.5)

To  
The Chief Executive Authority / Municipal Commissioner  
Urban Development Authority / Municipal Corporation  
Ahmedabad

Proposed building: \_\_\_\_\_  
(Title of the work)

Plot No.: \_\_\_\_\_ Area of the Plot: \_\_\_\_\_

Survey No.: \_\_\_\_\_ City Survey No.: \_\_\_\_\_

Inward No.: \_\_\_\_\_ Final Plot No.: \_\_\_\_\_

Sub Plot / Property No.: \_\_\_\_\_ at Village: \_\_\_\_\_

Address of proposed building: \_\_\_\_\_

Name of the Owner / Developer: \_\_\_\_\_

Sir/Madam,

This is to bring to your notice that I have been relieved of my responsibility/have relieved myself of my responsibility as \_\_\_\_\_ (Architect/Engineer/Structural Engineer/Clerk of Works) on Record for the proposed building, with effect from \_\_\_\_\_ (date).

I wish to place on record that with effect from the said date, I shall neither be associated with this building nor be responsible for its compliance to the sanctioned design and specifications and to the Development Regulations.

Name: \_\_\_\_\_

Registration No.: \_\_\_\_\_

Address: \_\_\_\_\_

Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Form 5: Application for Development Permission for Building

(See Regulation No. 5.1)

### **FORM NO. C.**

( See Rule -9)

Application for development permission under sections 27, 34 and 49 of G.T.P. & U. D. Act. 1976 / The Notice u./s. 253 and 254 of the B.P.M.C. Act, 1949.

To,  
The Chief Executive Authority/Municipal Commissioner,  
Urban Development Authority / Municipal Corporation.

I/We hereby apply for permission for development as described in the accompanying maps and drawings. The names of the persons employed by me for the preparation of plans, structural details and supervision of the work area as under:

- a) The plans are prepared by Registered Architect/Engineer: \_\_\_\_\_
- b) The structural report, details and drawings are to be prepared and supplied by Registered Structural Engineer: \_\_\_\_\_
- c) The site supervision of the construction work will be done by Registered Clerk of Work: \_\_\_\_\_

I have read the Development Regulation framed by the Authority under the provisions of the relevant Act and claim to be fully conversant with it. I shall fulfill my duties and responsibilities in accordance with the provisions of the Development Regulations.

Owner's/  
Applicant's self  
attested  
photograph

Signature of Owner/Developer or  
Authorized agent of owner:

Date:

No.	Title	Details
<b>1</b>	<b>Ownership Details</b>	
1.1	Applicant's Name	
1.2	Postal Address for correspondence	
1.3	Address of Land in Question	
1.4	Applicants interest/title in land with respect of record of rights	
<b>2</b>	<b>Land Details - Legal</b>	
2.1	Land Description	
2.2	Village Name	
2.3	TPS/ Revenue village/ Gamtal	

2.4	FP No/ Revenue Survey No./ C S No			
2.5	Sub-Plot No/Tenement No			
2.6	Details of 7/12 attached			
2.7	Ward			
2.8	Zone (Before DP 2021)			
2.9	Zone (After DP 2021)			
2.10	Details of Approval before taken.			
<b>3</b>	<b>Type of Case for Application</b>			
3.1	New			
3.2	Revision			
3.3	Reopen			
3.4	Master			
3.5	Renewal			
3.6	Addition/Alteration			
<b>4</b>	<b>Land Occupancy Type Existing</b>	<b>Tick as applicable</b>	<b>Land Occupancy Type- Proposed</b>	<b>Tick as applicable</b>
4.1	Vacant		Vacant	
4.2	Partly - Built		Partly - Built	
4.3	Fully - Built		Fully - Built	
<b>5</b>	<b>Site Details</b>			
	Width of Road Abutting the Site	TP Road	Non TP Road/DP Road/Other Road	BRTS Corridor
5.1	Road 1: Front Side			
5.2	Road 2: Other than Front Side			
5.3	Road 3: Other than Front Side			
5.4	Road 4: Other than Front Side			
	Seismic Details	Yes/ No	Zone No.	Details
5.5	Seismic Zone			
	Building-unit Level	Crown level (in meters)	Level of Elevation (in meters)	Details
5.6	Building-unit			
	Water Supply	Available by Government/Authority	Local	Bore Well
5.7	Water Supply Facility in Building-unit			
	Drainage	Available by Government/Authority	Local	Not Available
5.8	Drainage Facility in Building-unit			
	Storm Water	City Network		Percolation Pit/ Percolating Well/ Recharge Pit
5.9	Storm Water Facility in Building-unit			
	Solid Waste Disposal	AMC/ Government/Authority	AUDA/ Local	None
5.10	Solid Waste Disposal Facility in Building-unit			
	Electricity	Available by Torrent/ GEB/Other		None

5.11	Electricity facility in Building-unit					
<b>6</b>	<b>Land-Use Details</b>					
	Existing Use	Details				
	<u>Use</u>	Use Sub-type	Total Units	Max. No.of Floor	Max. Building Height.	Total Built-up Area
6.1	Residential					
6.2	Commercial					
6.3	Mixed Use					
6.4	Industrial					
6.5	Others (please specify)					
	Proposed Use (as per Use Classification in Planning Regulation-9.3)					
	<u>Use</u>	Use Sub-type	Total Units	Max. No.of Floor	Max. Building Height.	Total Built-up Area
6.6	Dwelling					
6.7	Mercantile					
6.8	Business					
6.9	Educational					
6.10	Assembly					
6.11	Institutional					
6.12	Religious					
6.13	Hospitality					
6.14	Sports & Leisure					
6.15	Parks					
6.16	Service Establishment					
6.17	Industrial					
6.18	Storage					
6.19	Transport					
6.20	Agriculture					
6.21	Temporary Use					
6.22	Public Utility					
6.23	Public Institutional					
<b>7</b>	<b>PLEASE SPECIFY THE FOLLOWING WHERE APPLICABLE (Development Application for uses: Mercantile, Business, Hospitality, Service Establishment, Industrial, Storage, Transport &amp; Public Utility )</b>					
		DETAILS				
7.1	Nature & Manner of Working of the development					
7.2	Arrangements proposed for loading and unloading of goods from Industrial or Commercial Vehicle					
7.3	Arrangements proposed for disposal of industrial waste effluent					

Signature of Owner/Developer or  
Authorized agent of owner:

## Form 5A: Application for Development Permission for Brick-kiln, Mining and Quarrying

### **FORM NO. C(a)**

(See Rule -9 and Regulation No. 5.1)

Application for permission of Brick-kiln, Mining and Quarrying under Section – 27, Gujarat Town Planning and Urban Development Act, 1976.

To,  
The Chief Executive Authority/Municipal Commissioner,  
Urban Development Authority / Municipal Corporation.

I/We hereby apply for permission for development as described below. I/We are applying for development on this land for the first time. I/We certify that all terms and conditions laid down in the development permission granted during last year/previous years have been scrupulous observed.

Signature:

Date :

Form 5A: Application for Development Permission for Brick Kiln, Mining and Quarrying		
1	Ownership Details	
	Applicant's Name	
	Postal Address for correspondence	
	Address of Land in Question	
	Applicants interest/title in land with respect of record of rights	
2	Land Details - Legal	
	Land Description	
	Village Name	
	TPS/ Revenue village/ Gamtal	
	FP No/ Revenue Survey No./ C S No	
	Sub-Plot No/Tenement No	
	Details of 7/12 attached	
	Ward	
	Zone (Before DP 2021)	
	Zone (After DP 2021)	
Details of Approval before taken.		

3	Was land in question used for brick-kiln/mining/quarrying in the past?	
	Yes/ No	If YES please specify the details below
4	Whether Development Permission and N.A. permission were obtained in past?	
	Yes/ No	If YES please specify the details below
5	Total area of land in question:	
6	Present Use of Land:	
7	Proposed Use of Land:	
8	Mention the area of land used for above mentioned uses so far (sq.mts). Indicate the same on site plan	
9	Mention the proposed area to be used. (sq.mts) Indicate the same on site plan	
10	Mention the duration for which permission is sought (in month/year)	
	Mention time-limit for completion or termination of such use (in month/year)	
11	For Renewal of Permission	
	Case No. and Date of previous Permission	
	Amount of the Security Deposit	

## Form 6A: Area Statement for Buildings

(See Schedule 4a)

FORM 6A: AREA STATEMENT					
Area Statement For Land					
No	Title	Details (Area in sq.mts)		Supporting Documents Provided Yes/ No/ Not required	
<b>A</b>	<b>Building-unit Area</b>				
A.1	(a) As per Revenue Record				
A.2	(b) As per TPS Record				
A.3	(c) Per site condition				
<b>B</b>	<b>Deduction Area</b>				
B.1	(a) Roads ( proposed or under process)				
B.2	(b) reservations ( under TP or DP or any other Statutory Plans/Under provision of GDR)				
B.3	Area- not in possession				
B.4	Other				
<b>C</b>	<b>Net Area</b>				
EXISTING					
No	Title	Details (Area in sq.mts/ Nos./ mts)		Supporting Documents Provided Yes/ No/ Not required	
		Required	Provided		
1	Common Plot				
2	Width of Road Side Margin				
2.1	Width of Other than Road Side Margin				
2.2	Total Marginal Area				
3	Width of Internal Road				
3.1	Internal Road Area				
4	Total Permissible Ground-coverage				
5	Permissible FSI - Base (as per old DP)				
6	Permissible FSI - Chargeable				
7	FSI Consumed				
8	Ground Coverage				
<b>8</b>	<b>Use</b>	<b>Use Sub-type</b>	<b>Total Built-up Area (in sq.mts)</b>	<b>No of Units</b>	<b>Drawings Provided Yes/ No</b>
	<b>Existing Use - as per old DP</b>				

8.1	Residential				
8.2	Commercial				
8.3	Mixed Use				
8.4	Industrial				
8.5	Others (please specify)				
8.6	Total				
<b>9</b>	<b>Floors</b>	<b>Numbers of Units</b>	<b>Floor Area/ Built-up Area /FSI (in sq.mts)</b>	<b>Payment FSI (in sq.mts)</b>	
Provide Details for individual Building					
9.1	Hollow Plinth				
9.2	Ground Floor				
9.3	Typical Floor				
9.4	Floors other than Typical Floor				
9.5	Total				
9.6	Total of all buildings				
9.7	Building	Building Height in mts	Number of Floors		
<b>10</b>	<b>Dwelling Units</b>	<b>Numbers of Units</b>	<b>Total Unit Area (in sq.mts)</b>	<b>Details of unit area (Size) of Individual Unit (in sq.mts)</b>	
Provide Details for individual Building					
10.1	1BHK				
10.2	2BHK				
10.3	3BHK				
10.4	4BHK				
10.6	More than 4BHK				
10.7	Others (eg. Studio units, penthouse etc.)				
10.8	Other than Dwelling Units				
10.9	Total				
10.10	Total of all buildings				
<b>11</b>	<b>Basement</b>	<b>Number of Basement</b>	<b>Area per Basement (in sq.mts)</b>	<b>Total Basement Area</b>	
11.1	Basement 1:Area				
11.2	Basement 2: Area				
11.3	Others				
<b>Existing Area Statement For Parking</b>					
<b>12</b>	<b>Parking</b>	<b>Area (in sq.mts)</b>		<b>Percentage (%)</b>	
12.1	Area under parking (including visitors parking)			_____ % of Total Built-up Area	
12.2	Visitors Parking			_____ % of Total Parking Area	

PROPOSED					
No	Title	Details (Area in sq.mts/ Nos./ mts)		Supporting Documents Provided Yes/ No/ Not required	
		Required	Provided		
13	Common Plot				
13.1	Additional 6% for Thick Plantation				
13.2	No. of Percolation Wells				
13.3	No. of Trees				
14	Width of Margin- Road Side				
14.1	Width of Margin- Other than Road Side				
14.2	Total Margin Area				
15	Internal Road Width				
15.1	Internal Road Area				
16	Built-up Area in Common Plot				
16.1	Built-up Area in Margins				
17	Total Developable Area				
18	Permissible FSI - Base (as per new DP)				
18.1	Permissible FSI - Chargeable				
18.2	FSI Utilised				
19	Ground Coverage				
20	<b>Proposed Use (as described in Section C - 9.3 Use Classification Table)</b>	<b>Use Sub-type</b>	<b>Built-up Area (in sq.mts)</b>	<b>No of Units</b>	<b>Drawings Provided Yes/ No</b>
20.1	Dwelling				
20.2	Mercantile				
20.3	Business				
20.4	Educational				
20.5	Assembly				
20.6	Institutional				
20.8	Religious				
20.9	Hospitality				

20.10	Sports & Leisure				
20.11	Parks				
20.12	Service Establishment				
20.13	Industrial				
20.14	Storage				
20.15	Transport				
20.16	Agriculture				
20.17	Temporary Use				
20.18	Public Utility				
20.19	Public Institutional				
20.20	Total				
<b>21</b>	<b>Floors / Levels</b>	<b>Numbers of Units</b>	<b>Floor Area/ Built-up Area /FSI (in sq.mts)</b>	<b>Payment FSI (in sq.mts)</b>	
Provide Details for individual Building					
21.1	Basement				
21.2	Hollow Plinth				
21.3	Ground Floor				
21.4	Typical Floor				
21.5	Floors other than Typical Floor				
21.6	Total				
21.7	Total of all buildings				
<b>22</b>	<b>Dwelling Units</b>	<b>Numbers of Units</b>	<b>Total Unit Area (in sq.mts)</b>	<b>Details of unit area (Size) of Individual Unit (in sq.mts)</b>	
Provide Details for individual Building					
22.1	1BHK				
22.2	2BHK				
22.3	3BHK				
22.4	4BHK				
22.5	More Than 4BHK				
22.6	Others (eg. Studio units, penthouse etc.)				
22.7	Other Than Dwelling Units				
22.8	Total				
22.9	Total of all buildings				
<b>23</b>	<b>Building</b>	<b>Building Height In meters</b>	<b>Number of Floors</b>		
<b>PROPOSED AREA STATEMENT FOR PARKING</b>					
<b>24</b>	<b>Parking</b>	<b>Area (in sq.mts)</b>	<b>Percentage (%)</b>		
24.1	Parking Area required as per Regulation (please specify in %				_____ % of Total Built-up Area

	as well as area)			
24.2	Proposed Parking Area (please specify in % as well as area)			_____ % of Total Built-up Area
24.3	Visitors parking area required at Ground Level (please specify in % as well as area)			_____ % of Total Parking Area
24.4	Visitors parking area provided at Ground Level (please specify in % as well as area)			_____ % of Total Parking Area
<b>25</b>	<b>Parking</b>	<b>Area (in sq.mts)</b>	<b>No. of Parking spaces for 2-wheelers</b>	<b>No. of Parking spaces for 4-wheelers</b>
25.1	Proposed Parking on Ground Level (including Hollow Plinth)			
25.2	Proposed Parking on Basement Level			
25.3	Proposed Parking on levels above Hollow Plinth			
25.4	<b>Total</b>			
<b>Build-to-line</b>				
* BUILDING-UNIT (PLOT) AS MENTIONED IN LOCAL AREA PLAN, PLEASE PROVIDE THE FOLLOWING DETAILS.				
1	Length of Build-to-Line	_____ in meters		
2	Length of Build-to-Line co-inciding the front façade of the building	_____ in meters		
3	Percentage of length of Build-to-line co-inciding the front façade of the building	_____ %		
Proposal Details				
Description of proposed property				
<b>List of Drawings</b>	<b>No. of Copies</b>	<b>North</b>	<b>Scale of drawing</b>	<b>Remarks</b>
Plans				
Layout Plan				
Site plan				
Detailed Plan				
Sections				
Elevations				
Services & Amenities Plan				
Landscape Plan				
Ref Description of last approved plans (if any)		Date		

## Form 6B: Area Statement for Subdivision and Amalgamation of Land

(See Schedule 4B)

	A	Area Statement	Sq Mts.					
For Subdivision/  Amalgamation/ Layout of Land	1.	Area of Plot/Plots		I. List of Drawing attached	No. of copies			
		Internal Road Area						
		Common plot/ Plots						
	2.	Amalgamated Area ( in case of amalgamation)			II.Ref. & Description of Last approved plans if any	Date		
		Deduction for :						
		(a) Proposed roads						
		(b) Any reservation						
		(c) Not in Possession						
		(d) Other						
		Total : (a+b+c+d)						
SITE PLAN [under regulation no. 3.3 IV and VI (a)] Layout Plan [under regulation no. 3.3 VII(b)]	3.	Net area of plot (1-2)		III. Description of proposed development and property				
	4.	(in case of Sub Division) Common plot/ Plots Internal Roads						
	5.	Balance area of Sub plot/sub plots (3-4) Permissible F.S.I. Total Built-up area permissible Existing floor area F.S.I. Notes :				IV.		
						North line	Scale	Remarks
				V. Certificate				
				Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot state on plan are as measure on site and the area so worked out tallies with the area stated in document of ownership/T.P.record. Architect/Engineer Signature.				
				VI. Signatories				
				Signatory, Name and address with				
				Regn. No.				
				Owner/ Developer/				
				Architect/				
				Engineer/ Clerk of works/ Site supervisor				

## Form 7: Grant/Refusal of Development Permission

(See Regulation No. 5.1.5, 5.2.5, 5.3.5)

### **FORM NO. D.**

#### DEVELOPMENT PERMISSION

Permission is hereby granted/refused under Section 29(1) (i)/29(1)(ii)/29(1)(iii), 34, 49(1)(b) of the Gujarat Town Planning and Urban Development Act, 1976 / under Section 253 and 254 of Bombay Provincial Municipal Corporation Act, 1949.

To \_\_\_\_\_ (Name of person)

For \_\_\_\_\_ (Description of work)

On the following conditions/grounds

Conditions:  
(in case of grant)

**Subject to the submission of detailed working drawings, and structural drawing(s) along with soil investigation report before the commencement of the work.**

Grounds:  
(in case of refusal)

**a. Documents/N.O.C. etc.:**

Following documents/plans/N.O.C./undertakings as mentioned in form no. 1 are not submitted.

**b. Site Clearance :**

I. Site is not cleared as per the provisions of Development Plan with respect to

- Road line
- Reservations
- Zone
- Other (specify)

II. Site is not cleared as per the provision of T.P. Scheme..... with respect to

- Road
- Reservation
- Final plot
- Other (specify)

III. Proposed use is not permissible according to the width of road as per the Provision No. 11.2.

**c. Scrutiny of Layout :**

Following provisions are not as per the Development Regulations :

- Set back
- Margin
- Common plot
- Internal roads
- Parking space
- Ground coverage
- Any other (specify)

**d. Scrutiny of Building Requirements :**

Following provisions are not as per the Development Regulations.

- F.S.I.
- Height
- Ventilation
- Open air space
- Provisions for Fire protection
- Any other (specify)

Speciman Copy not for sale

For The Chief Executive Authority / Municipal Commissioner  
Urban Development Authority / Municipal Corporation  
Ahmedabad

**Form 8: Application for Revising Development Permission**

(See Regulation No. 5.2.1)

To  
The Chief Executive Authority / Municipal Commissioner  
Urban Development Authority / Municipal Corporation  
Ahmedabad

Proposed building: \_\_\_\_\_  
(Title of the work)

Plot No.: \_\_\_\_\_ Area of the Plot: \_\_\_\_\_

Survey No.: \_\_\_\_\_ City Survey No.: \_\_\_\_\_

Block No. : \_\_\_\_\_ Final Plot No.: \_\_\_\_\_

Sub Plot / Property No.: \_\_\_\_\_

Address and location of proposed building: \_\_\_\_\_

Sir/Madam,

I am the Owner/Developer of the plot and wish to undertake construction of the proposed building on the plot.

The Development Permission No. \_\_\_\_\_ has been granted to me by the Competent Authority vide Letter No. \_\_\_\_\_ dated \_\_\_\_\_. I wish to vary the sanctioned layout of the proposed building. I shall be responsible for ensuring that the building complies with the Development Regulations.

I request that the Revised Development Permission be granted to me.

Name of the Owner/Developer: \_\_\_\_\_

Address: \_\_\_\_\_

Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Form 9: Application for Revalidating Development Permission

(See Regulation No.5.3.1)

To  
The Chief Executive Authority / Municipal Commissioner  
Urban Development Authority / Municipal Corporation  
Ahmedabad

Proposed building: \_\_\_\_\_  
(Title of the work)

Plot No.: \_\_\_\_\_

Area of the Plot: \_\_\_\_\_

Survey No.: \_\_\_\_\_

City Survey No.: \_\_\_\_\_

Block No. : \_\_\_\_\_

Final Plot No.: \_\_\_\_\_

Sub Plot / Property No.: \_\_\_\_\_

Address and location of proposed building: \_\_\_\_\_

\_\_\_\_\_

Sir/Madam,

I am the Owner/Developer of the plot and wish to undertake construction of the proposed building on the Building-unit.

The Development Permission has been granted to me by the Competent Authority vide Letter No. \_\_\_\_\_ dated \_\_\_\_\_. The Development Permission that was issued on \_\_\_\_\_ (date) by the Competent Authority shall lapse on \_\_\_\_\_ (date) due to \_\_\_\_\_.

I shall be responsible for ensuring that the building complies with the Development Regulations. I request that the Revalidated Development Permission be granted to me.

Name of the Owner/Developer: \_\_\_\_\_

Address: \_\_\_\_\_

Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Form 10: Notice for Commencement of Construction

(See Regulation No. 6.5.1)

To  
The Chief Executive Authority / Municipal Commissioner  
Urban Development Authority / Municipal Corporation  
Ahmedabad

File No: \_\_\_\_\_

Dated: \_\_\_\_\_

Proposed building: \_\_\_\_\_  
(Title of the work)

Plot No.: \_\_\_\_\_ Area of the Plot: \_\_\_\_\_

Address and location of proposed building: \_\_\_\_\_  
\_\_\_\_\_

Sir/Madam,

This is to notify you that the construction of the proposed building shall commence on \_\_\_\_\_ (date). The construction of the building shall be undertaken in compliance with the sanctioned drawings and the Development Regulations.

Enclosed with this Notice are:

1) Detailed Working Drawings including structural design and specifications duly verified and certified by the AOR or EOR and SEOR for the project.

Name of the AOR/EOR: _____	Name of the Owner/Developer: _____
Registration No.: _____	Address: _____
Address: _____	_____
_____	Tel. No.: _____
Tel. No.: _____	Signature: _____
Signature: _____	Date: _____
Date: _____	_____
Name of the SEOR: _____	Name of the COWOR: _____
Registration No.: _____	Registration No.: _____
Address: _____	Address: _____
_____	_____
Tel. No.: _____	Tel. No.: _____
Signature: _____	Signature: _____
Date: _____	Date: _____

## Form 11: Notice of Progress of Construction

(See Regulation No. 6.5.3)

To  
The Chief Executive Authority / Municipal Commissioner  
Urban Development Authority / Municipal Corporation  
Ahmedabad.

File No: \_\_\_\_\_

Dated: \_\_\_\_\_

Proposed building: \_\_\_\_\_  
(Title of the work)

Plot No.: \_\_\_\_\_ Area of the Plot: \_\_\_\_\_

Address and location of proposed building: \_\_\_\_\_

Sir/Madam,

This is to notify you that the construction of the proposed building has reached the following stage:

No	Stage	Date
1.	Plinth level	
2.	Ground Floor	
3.	Middle storey	
4.	Last storey	

The construction of the building is in compliance with the sanctioned drawings and the Development Regulations. We declare that the amended plan is not necessary at this stage.

Name of the AOR/EOR: \_\_\_\_\_  
Registration No.: \_\_\_\_\_  
Address: \_\_\_\_\_  
Tel. No.: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Name of the Owner/Developer: \_\_\_\_\_  
Address: \_\_\_\_\_  
Tel. No.: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Name of the SEOR: \_\_\_\_\_  
Registration No.: \_\_\_\_\_  
Address: \_\_\_\_\_  
Tel. No.: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Name of the COWOR: \_\_\_\_\_  
Registration No.: \_\_\_\_\_  
Address: \_\_\_\_\_  
Tel. No.: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

## Form 12: Notice of Completion of Construction and Compliance Certification

(See Regulation No.7.1.1)

To  
The Chief Executive Authority / Municipal Commissioner  
Urban Development Authority / Municipal Corporation  
Ahmedabad

File No: \_\_\_\_\_

Dated: \_\_\_\_\_

Proposed building: \_\_\_\_\_  
(Title of the work)

Plot No.: \_\_\_\_\_ Area of the Plot: \_\_\_\_\_

Address and location of proposed building: \_\_\_\_\_

Sir/Madam,

This is to notify you that the construction of the proposed building has been completed under our supervision.

We hereby certify that the construction of the building has been undertaken in compliance with the sanctioned drawings and the Development Regulations. We declare that the building is to be used for \_\_\_\_\_ purpose as per approved plan and it shall not be changed without obtaining written permission.

Any subsequent change from the completion drawings will be our responsibility.

Name of the Owner/Developer: \_\_\_\_\_

Address: \_\_\_\_\_

Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name of the SEOR: \_\_\_\_\_

Registration No.: \_\_\_\_\_

Address: \_\_\_\_\_

Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name of the AOR/EOR: \_\_\_\_\_

Registration No.: \_\_\_\_\_

Address: \_\_\_\_\_

Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Form 13: Application for Building Use Permission

(See Regulation No.7.1.1)

To  
The Chief Executive Authority / Municipal Commissioner  
Urban Development Authority / Municipal Corporation  
Ahmedabad

File No: \_\_\_\_\_

Dated: \_\_\_\_\_

Proposed building: \_\_\_\_\_  
(Title of the work)

Plot No.: \_\_\_\_\_ Area of the Plot: \_\_\_\_\_

Address and location of proposed building: \_\_\_\_\_

Sir/Madam,

This is to notify you that the proposed building/ part of the building has been completed in compliance with the sanctioned drawings and the Development Regulations.

Enclosed with this application are:

1. Notice of Completion of Construction and Compliance Certification as prescribed in Form No. 12;
2. One set of Completion Plans and as-built drawings, duly certified by the POR;
3. Form No. 2/2A: Certificates of Undertaking by the Architect on Record or Engineer on Record; and form No. 2E: Certificates of undertaking by the FPCOR
4. Form No. 2B: Certificates of Undertaking by the Structural Engineer on Record,
5. Form No. 2C: Certificates of Undertaking by the Clerk of Works on Record,
6. Clearance from Chief Fire Officer, Ahmedabad, as applicable & mentioned in Schedule No.23
7. A copy of valid Registration Certificate of the Persons on Record issued by the Competent Authority.
8. Certificate of lift Inspector (Govt. of Gujarat) for buildings taller than 15 mts.

We request that the Building Use Permission be granted to the building. Any subsequent change from the completion drawings will be our responsibility.

Name of the Owner/Developer: \_\_\_\_\_

Address: \_\_\_\_\_

Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Form 14: Grant/Refusal of Building Use Permission**

(See Regulation No. 7.1.4)

To \_\_\_\_\_

File No: \_\_\_\_\_

Dated: \_\_\_\_\_

Proposed building: \_\_\_\_\_  
(Title of the work)

Plot No.: \_\_\_\_\_ Area of the Plot: \_\_\_\_\_

Address and location of proposed building: \_\_\_\_\_

With reference to your Application No: \_\_\_\_\_ dated: \_\_\_\_\_, I am directed to inform you that the Building-unit has been inspected on date \_\_\_\_\_ and the development is as per sanctioned design and specifications; and that Building Use Permission has been granted. The building/part of building may be used as per sanctioned drawings. This Building Use Permission is to be read in conjunction with all other documents and drawings which are enclosed as per the provisions of Regulation No 7.1.1/7.1.2 and its Schedules, and that all such documents, drawings and specifications form part of this Building Use Permission.

OR

With reference to your Application No: \_\_\_\_\_ dated: \_\_\_\_\_, I am directed to inform you I am directed to inform you that the Building-unit has been inspected on date \_\_\_\_\_ and that a Building Use Permission has not been granted on the following grounds:

- 1.
- 2.

Yours faithfully

For The Chief Executive Authority / Municipal Commissioner  
Urban Development Authority / Municipal Corporation  
Ahmedabad

## Form 15: Structural Inspection Report

(See Regulation No. 26.2, Schedule 17)

(This form has to be completed by registered Structural Engineer on Record after his site Inspection and verification regarding compliance of all recommendation by the owner, which in the opinion of the registered Structural Engineer on Record is necessary for safety of the structure)

No	Description	Information	Notes
1.	Title, Location and Address of the building including T.P. No, F.P. No, etc		
2.	Name of Present Owner		
3.	Name of Structural Engineer on Record		
4.	Use of the building		
5.	Year of construction		
	Year of subsequent additions		
	Nature of additions or alterations		
6.	Date of Last Inspection Report		
	SEOR for Last Inspection Report		
7.	Class 1 Building		
8.	Class 2 Building		
9.	Type of structure <ul style="list-style-type: none"><li>▪ Load bearing walls</li><li>▪ R.C.C frame</li><li>▪ R.C.C frame and Shear walls</li><li>▪ Steel frame</li></ul>		
10.	Soil data <ul style="list-style-type: none"><li>▪ Type of soil</li><li>▪ Design safe bearing capacity</li><li>▪ Any change subsequent to construction</li><li>▪ Any open excavation pit</li><li>▪ Any water body near by</li><li>▪ Proximity of drain</li><li>▪ Underground water tank</li><li>▪ Outlets of rain water pipes</li><li>▪ Settlements</li></ul>		IS: 1893 Cl. 6.3.5.2 IS: 1904

(a) Function	(b) Framed construction							
	Residence (with or without shops	Apartments (with or Without shops	Office Bldg.	Shoppin g centre	School, College	Hostel	Audit- oria	Factory
	1	2	3	4	5	6	7	8
A. Load bearing masonry wall construction								
B. Framed structure construction and structural materials	Critical load bearing element	Brick	RCC	Stone	Timber	Steel		
	Roof Floor	RCC	Timber	RBC	Steel	Jack-arch		

### Part 2 Load bearing masonry buildings

	Description	Information	Notes
1.	Building category		
2.	Any cracks in masonry walls		
	Extent of cracks		
	Location of cracks		
	Sketch of cracks, if necessary		
3.	Recommendations, if any		

### Part 3 Reinforced Concrete framed buildings

	Description	Information	Notes
1.	Type of Building		
2.	Any cracks in beams		
	Extent of cracks		
	Probable causes		
3.	Any cracks in columns		
	Extent of cracks		
	Probable causes		
4.	Any cracks in slab		
	Extent of cracks		
	Probable causes		
	Spilling of concrete or plaster of slab		
	Corrosion of Reinforcement		
5.	Cover Spell		

<b>Part 3 Reinforced Concrete framed buildings</b>			
	<b>Description</b>	<b>Information</b>	<b>Notes</b>
6.	Exposure of reinforcement		
7.	Subsequent damage by user for taking pipes, conduits, hanging fans or any other fixtures, etc.		
8.	Loads in excess of design loads		
9.	Recommendations, if any		

<b>Part 4 Buildings in Structural Steel</b>			
	<b>Description</b>	<b>Information</b>	<b>Notes</b>
1.	Building category		
2.	Painting		
3.	Corrosion		
4.	Joints, nuts, bolts, rivets, welds, gusset plates		
5.	Bending or buckling of members		
6.	Base plate connections with columns of pedestal		
7.	Loads in excess of design loads		
8.	Recommendations, if any		

This is to certify that the above is a correct representation of facts as given to me by the owner and as determined by me after Site Inspection to the best of my ability and judgment.

The recommendations made by me to ensure adequate safety of the structure are compiled with by the owner to my entire satisfaction.

Name of the SEOR: \_\_\_\_\_

Registration No.: \_\_\_\_\_

Address: \_\_\_\_\_

Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Form 16: Fire Safety Certificate**

(See Regulation No.24.0, Schedule 17)

To  
The Chief Executive Authority / Municipal Commissioner  
Urban Development Authority / Municipal Corporation  
Ahmedabad

Existing Building: \_\_\_\_\_

Survey No.: \_\_\_\_\_ City Survey No.: \_\_\_\_\_

Block No. : \_\_\_\_\_ Final Plot No.: \_\_\_\_\_

Sub Plot / Property No.: \_\_\_\_\_

Address and location of existing building: \_\_\_\_\_

\_\_\_\_\_

Name of Owner: \_\_\_\_\_

Type of Structure: \_\_\_\_\_

Sir/Madam,

I am currently registered as Fire Protection Consultant on Record for the above building.

This is to notify that I have inspected the above building on \_\_\_\_\_ and to the best of my knowledge; I certify that the fire safety of the building has not been compromised due to lack of maintenance.

Name of the FPCOR: \_\_\_\_\_

Registration No.: \_\_\_\_\_

Address: \_\_\_\_\_

Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## FORM No 2D: Certificate undertaking for hazard safety requirement

(See Regulation No. 26.7.1 and Schedule 4a)

To,

REF: Proposed work of \_\_\_\_\_  
(Title of project)

C.S. No./RS.NO. (F.P. No. \_\_\_\_\_)

In ward No. \_\_\_\_\_ at Village \_\_\_\_\_ Taluka \_\_\_\_\_

\_\_\_\_\_ T.P.S. No. \_\_\_\_\_ of \_\_\_\_\_ Village/Town/City

1. Certified that the building plans submitted for approval satisfy the safety requirements as stipulated under Building Regulation No. 26.7.1 and the information given therein is factually correct to the best of our knowledge and understanding.
2. It is also certified that the structural design including safety from hazards based on soil conditions shall be duly incorporated in the design of the building and these provisions shall be adhered to during the construction

Signature of Owner with date \_\_\_\_\_  
Name in Block Letters \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

Signature of Engineer and, or Structural  
Engineer with date \_\_\_\_\_  
Name in Block Letters \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**SR**  
Signature of Developer with date \_\_\_\_\_  
Name in Block Letters \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

Signature of Architect with date \_\_\_\_\_  
Name in Block Letters \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**SPECIAL BUILDING INFORMATION SCHEDULE (TO BE ANNEXED WITH FORM 2D)**  
**(In case of small houses of one or two storeyed load bearing masonry construction)**

1 Building address	Sub-Plot No.	RSNo/F PNo/ Colony	TPScheme Name/No.	Town:	Taluka:	District	Reference	
2 Building category	2.1 Type of Construction		Brick masonry or other rectangular units		Dressed stone masonry	RCR masonry		
3 Location	3.1 Seismic zone	V	IV	III			Table : 1	
	3.2 Design intensity (MM/MSK)	IX	VIII	VII			Table : 1	
	3.3 Cyclone zone	20% 40%	50% 60%	75% 80%	100%		Table : 2	
4 Foundation	4.1 Soil type at site (Note 2)	Rocky/Stiff	Medium	Soct/Black Cotton Soil	Liquefiable Ref.(1)		Table : 3	
	4.2 Depth of water table below GL	In Meter: _____						
	4.3 Type of footing/ Foundation used	Strip with or without sand bed	Individual column footing	Under-ream piles	*Any other (specify)			
5 Super-structure	5.1 Storeys etc.	Basements:0/1	G.F:	1 <sup>st</sup> Floor	2 <sup>nd</sup> Floor	Water tank on roof capacity= _____ Ltr.		
	5.2. Mortar	C:S = 1:4	C:L:S =1:1:6	*Any other (Specify)				
	5.3 Floors	RC slabs	Stone slabs on joists	Prefab flooring elements on beams	*Any other (specify)			
	5.4 Roof	Flat like floors/ Sloping	Trussed/raftered/'A' frame/Sloping RC slab			* Any other (specify)		
	5.5 Roof covering	CGI sheeting	AC sheets		Morbi tiles	* Any other (specify)		

**Speciman Copy not for sale**

AUDA

6 Safety of sloping roof where used	6.1 Bracing provided	In plan Yes/No/NA	In plane of rafters Yes/No/NA	In plane of vertical columns Yes/No/NA				Cyclone guidelines	
	6.2 Roof anchorage	To walls=by Bolt : length= _____ cm						Cyclone guidelines	
	6.3 Connections	Connecting to Purlins J-bolt/wire		Purlins to rafters Bolt/Wire		Truss elements Welding/Bolts/Nails/ Straps		Cyclone guidelines	
7 Load bearing wall building	7.1 Opening in walls	Control used on sizes Yes/No/NA		Control used on location Yes/No/NA		Strengthening around Yes/No/NA		GSDMA guidelines	
	7.2 Bands provided	Plinth band Yes/No/NA	Lintel band Yes/No/NA	Eave band Yes/No/NA	Roof band Yes/No/NA	Gable band Yes/No/NA	Ridge band Yes/No/NA	Construction Guidelines 11.3, 16.1	
	7.3 Vertical bars	At corners of rooms Yes/No/NA			At Jambs of openings Yes/No/NA				Construction Guidelines Clause:11.5, 18
	7.4 Stiffening of floors/ roof with separate units	RC screed & band Yes/No/NA		Peripheral band and connectors Yes/No/NA		Diagonal planks and around band Yes/No/NA		Construction Guidelines Clause:11.4, 17	

Note: You have to encircle appropriate data/fact or Give relevant fact/data where option is not given or Specify particular fact/data where options are not applicable in your case.

- Ref:
1. Guidelines for reconstruction and new construction of houses in Kachchh earthquake affected areas of Gujarat - Gujarat State Disaster Management Authority, Govt. of Gujarat - June, 2001.
  2. Guidelines for cyclone resistant construction of buildings in Gujarat - Gujarat State Disaster Management Authority, Govt. of Gujarat - December, 2001

**Speciman Copy not for sale**

**Speciman Copy not for sale**

Speciman Copy not for sale



**AHMEDABAD URBAN DEVELOPMENT AUTHORITY**

Sardar Vallabhbhai Patel Bhavan, Usmanpura,  
Ashram Road, Ahmedabad-380014.

Phone No. : 079 – 27545051 to 54, Fax No.:079 – 27545061

Email : [auda\\_urban@yahoo.co.in](mailto:auda_urban@yahoo.co.in) Website: [auda.org.in](http://auda.org.in)

AUDA