

GUJARAT PETROLEUM, CHEMICAL & PETROCHEMICAL SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY

Volume III

GENERAL DEVELOPMENT CONTROL REGULATIONS

(Submitted to the Apex Authority / GIDB for sanction under section - 17 of Gujarat Special Investment Region Act, 2009 & section – 16 of Gujarat Town Planning & Urban Development Act, 1976, dated: 03/04/2012)

GPCPSIRDA

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Foreword

It gives me great pleasure to endorse the Development Plan of Gujarat Petroleum, Chemicals and Petrochemical Investment Region (GPCPSIRDA) for submission of the draft development plan to the Apex Authority/GIDB for sanction after completing all the requirements under the provisions of GSIR Act, 2009 and GTP & UD Act, 1976. The draft development plan is planned for establishment of manufacturing facilities for domestic and export led production in petroleum, chemicals & petrochemicals along with the associated services and state of art infrastructure. The draft development plan has been prepared after carrying out an intensive consultative process involving a series of meetings with various agencies and individuals.

- “The Gujarat Petroleum, Chemicals and Petrochemicals Special Investment Region” (GPCPSIR) was notified on 9th June, 2009 by Government of Gujarat under the Gujarat Special Investment Region Act, 2009. GPCPSIR encompasses an area of around 45298.59 Ha, spread over 44 villages of Taluka Vagra and Bharuch of Bharuch district in South Gujarat. It is one of the first largest area in India for Petroleum, Chemical and Petrochemical investment for which the Draft Development Plan is being prepared to have organised and comprehensive planned development as a first step. The Gujarat Government through its nodal agency Gujarat Industrial Development Corporation (GIDC) initiated the task to prepare the Draft Development Plan (DDP), under the leadership of a technical experts of GIDC with technical assistance from Mott MacDonald Pvt. Ltd., a global consulting organisation with specific expertise in Petrochemical and chemical sector and urban planning. Further, GPCPSI Regional Development Authority (GPCPSIRDA) was formed under the Gujarat Town Planning & Urban Development & Act, 1976 (GTP & UD Act, 1976) in order to develop GPCPSIR in a planned manner.

The highlights of DDP of GPCPSIR are as follows:

- The entire planning process of the DDP has adopted participatory planning techniques
- Government of Gujarat proposes to develop most of the non processing area within the GPCPSIR by town planning Scheme mechanism, benefiting the land owners and also in order to systematically develop the area in a phased manner.
- The General development control regulations for GPCPSIR have been made specific to the PCP industrial areas and are flexible enough to allow innovative and state of the art developments.
- Industrial and non industrial zones in the plan are specifically separated since it is petroleum, chemical and petrochemical investment region and also in order to provide comfortable living environment of a city
- The institutional framework and financial structure of GPCPSIR equips it to become a self-reliant development.
- The Processing to Non-Processing area in the GPCPSIR is in a ratio of around 55: 45% in lines with the SIR Act, 2009 as well as to fulfil the requirements of the proposed development.
- Expressway and Escape routes are planned in the GPCPSIR in order to provide systematic inflow and outflow of light and heavy vehicles envisaged for the large industrial area and specifically designed from safety point of view of the large PCP area

The approach adopted to prepare the draft development plan is primarily consultative, understanding and incorporating to the extent possible the requirements of various stakeholders and the activities already initiated in jurisdiction of GPCPSIR area. The DDP proposal is based on various technical studies done for aspects including flood risk analysis and primary survey in order to understand the requirements of the industries already operational in the GPCPSIR area. Apart from these, the approach includes

best practices and inspirations from state of the art international PCP industrial areas.

GPCPSIRDA has completed the draft development plan fulfilling all the requirements of the provisions of the GSIR Act,2009 and GTP & UD Act, 1976.

1. Preparation of the DDP as per Section 15 & 17 of the SIR Act, 2009 and Section 9 of GTP & UD Act, 1976 including aspects of Baseline information, Base Map preparation, existing situation analysis, preliminary flood risk assessment, projections and development plan proposals for land and infrastructure.
2. The development plan is being published for inviting objections and suggestions from the public. We welcome the responses from all the residents of GPCPSIRDA area and all interested persons, institutions, industrialist, government and semi – government agencies. After analysing the responder received, the plan has been modified satisfying most of the people and finalised the draft development plan.

This successful completion of the DDP process would not have been possible without the continuous and strong support of VC & MD, GIDC and other senior officers of GIDC, CTP, GPCPSIRDA, District Collector and District Development Officer, Bharuch and the GPCPSIRDA team and the entire team of Mott MacDonald. There has also been a very strong support from PS, Industries and Mines, GoG.

I would also like to acknowledge the support of several citizens of GPCPSIRDA who have given expression to good ideas and thoughts during the course of discussions, most of which have been included.

The implementation of the Draft Development Plan will be started at the earliest to ensure planned development of GPCPSIR and its surroundings. Government of Gujarat regards this as the beginning of an effort to facilitate and to promote the development of a mega investment region for which investors are invited for. I seek active collaboration from the local government in GPCPSIR and the public in this endeavour to make GPCPSIR a success.

Sd/-

Shri A. K. Joti (IAS),

CS & Chairman,

Gujarat Petroleum Chemical Petrochemical Regional Development Authority

(GPCPSIRDA)

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1. Preamble

1.1 Notification

In pursuance of the provisions contained in subsection (1) (3) of section 17 of the Gujarat Special Investment Region Act 2009 and clause (m) of sub section (2) of section 12 of the Gujarat Town Planning & Urban Development Act, 1976, the Gujarat Petroleum Chemical Petrochemical Regional Development Authority, (GPCPSIRDA) hereby makes the following regulations.

1.2 Short title, extent and commencement

These regulations may be called the Draft General Development Control Regulations of GPCPSIRDA These regulations shall come into force on and from the date of publication of the Draft Development Plan. Subject to provisions of the Gujarat Special Investment Region Act 2009 these regulations shall apply to all the developments in the Regional Development Area of GPCPSIRDA.

Savings

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

2. Definitions

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

The terms and expressions not defined in these regulations shall have the same meanings as in the Gujarat Special Investment Region, Act 2009 (GSIR Act) and the Gujarat Town Planning & Urban Development Act, 1976 (GTP & UD Act) or Rules framed there under or as mentioned in National Building Code (NBC) as the case may be, unless the context otherwise requires.

- 1) **“Act”** means the Gujarat Special Investment Region Act, 2009 (Gujarat Act No.2 of 2009)
- 2) **“Appropriate Authority”** Shall mean the Gujarat Petroleum Chemical Petrochemical Regional Development Authority (GPCPSIRDA)
- 3) **“Competent Authority”** shall mean any person/persons authorized by the appropriate authority to perform the functions as may be specified under these regulations.
- 4) **“Accessory building”** means a building separated from the main building on a plot, and put to one or more accessory uses.
- 5) **“Accessory use”** means use of the building subordinate and customarily incidental to the principal use.
- 6) **“Additions and /or Alterations”** means any change in existing authorized building or change from one use to another use, or a structural change such as additions to the area or height, or the removal of part of a building, or a change to the structure such as the construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support or a change to or closing of any required means of ingress or egress or a change to fixtures or equipments, as provided in these regulations.
- 7) **“Advertising Sign and Hoarding”** means any surface or a structure with character, letter or illustration, applied there to and displayed in any manner whatsoever out of doors for the purpose of advertising giving information regarding or to attract the people to any place, person, public performance, article or merchandise, and which surface or structure is attached to, forms part of, or is connected with any building or is fixed to a tree or to the ground or to any pole, screen, hoarding or displayed any

space or in or over any water body included in the limits of notified area of Competent Authority.

- 8) **“Air-conditioning”** means the process of treating air to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of an enclosed space.
- 9) **“Amenities”** means roads, streets, open spaces, parks, recreational grounds, playgrounds, gardens, water supply, electric supply, street lighting, drainage, sewerage, public works and other utilities, communication network, surface and convenience.
- 10) **“Apartment/Flats”** shall mean residential buildings constructed in a detached or semi-detached manner being designed as Ground Floor plus more upper floors and constructed as separate dwelling unit with common staircase.
- 11) **“Approved”** means approved by GPCPSIRDA.
- 12) **“Atrium”** means a sky lighted naturally/ artificially ventilated area in buildings, with no intermediate floors, often containing plants and used as circulation space or an entrance foyer.
- 13) **“Automatic Sprinkler System”** means an arrangement of pipes and sprinklers, automatically operated by heat and discharging water on fire, simultaneously an audible alarm.
- 14) **“Balcony or Gallery”** A horizontal projection including handrail of balustrade to serve as passage or sitting out place and shall not include verandah.
- 15) **“Basement or Cellar”** shall mean the lower storey of a building having at least half of the clear floor height of the basement or cellar below average ground level. Height of the cellar shall not be more than 3 mts. and less than 2.4 mts. from top of the flooring to the bottom of the lowest structural member. It shall be used only for parking purpose except upto 7% of the total basement area may be used for facility such as safe deposit vault, electric substation & A.C. plant & shall not be counted towards computation of F.S.I.
- 16) **“Biotechnology Unit”** shall mean and include Biotechnology (BT) units which are certified by the Development Commissioner (Industries) or any other officer authorized by him in this behalf.
- 17) **“Building”** means all types of permanent building defined in (a) to (s) below, but structure of temporary nature like tents, hutment as well as shamianas erected for temporary purposes for ceremonial occasions, with

the permission of the Competent Authority, shall not be considered to be "buildings".

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

“Assembly building” include buildings of drama and cinema theatres, city halls, town halls, auditoria, exhibition halls, museums, "marriage hall", “skating rings”, gymnasia, stadia, restaurants, eating or boarding houses, place of worship, dance halls, clubs, gymkhanas, road, air, sea or other public transportation stations and recreation piers.

- b) **“Business building”** means any building or part thereof used for transaction of record therefore, offices, banks, all professional establishments, court houses classified as business buildings if their principal function is transaction of business and/or keeping of books and records.

- c) **"Detached building"** means a building with walls and roofs independent of any other building and with open spaces on all sides.

- d) **“Semi-Detached Building”** means a building having one or more side attached with wall and roof with other building.

- e) **"Educational building"** means a building exclusively used for a school or college, recognized by the appropriate Board or University, or any other Competent Authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other user's incidental thereto such as a library or a research institution. It shall also include quarters for essential staff required to reside in the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not.

- f) **"Hazardous building"** means a building or part thereof used for, -

- a. Storage, handling, manufacture or processing of radioactive substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive enabatuibs.

Storage, handling, manufacture or processing of which involves highly corrosive, toxic obnoxious alkalis, acids, or a other liquids, gases or chemicals producing flame, fumes, and explosive mixtures

or which result in division of matter into fine particles capable of spontaneous ignition.

- g) "**Industrial building**" means a building or part thereof wherein products or, material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills dairies and factories.
- h) "**Institutional building**" means a building constructed by Government, Semi-Government organizations, public sector undertakings, registered Charitable Trusts for their public activities, such as education, medical, recreational and cultural , hostel for working women or men or for an auditorium or complex for cultural and allied activities or for an hospice, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes dharamshalas, hospitals, sanatoria, custodian and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories building constructed for the promotion of Tourism such a, stared hotels, clubs, golf course, sport stadium and all activities of Tourist Unit as may be declared by Government from time to time.
- i) "**Mercantile building**" means a building or part thereof used as shops, stores or markets, for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.
- j) "**Low rise building**" shall mean a building having height up to 16.50 metres. And having ground plus four floors. However hollow plinth up to 2.8 metres. And parapet on terrace up to 1.5 metres shall not be counted.
- k) "**High-rise building**" shall mean building other than mentioned in 2.17 (j) "Low Rise Building" provided the maximum permissible height shall not exceed 30 metres.
- l) "**Office building**" (premises), means a building or premises or part thereof whose sole or principal use is for an office or for office purposes or clerical work, "Office purposes" includes the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation; and "clerical work" includes writing, book-keeping, sorting papers typing, filing, duplicating, punching cards or tapes, machines calculations, drawing of matter for publication and editorial preparation of matter of publication.

- m) "**Public Building**" means a building constructed by Government, Semi-Government organizations, public sector under-takings, registered Charitable Trust or such other originations for their non-profitable public activities
- n) "**Residential Building**" means a building in which sleeping accommodation is provided for normal residential purposes, with or without cooking or dining facilities, and includes one or more family dwellings, lodging or boarding houses, hostels, dormitories, apartment houses, flats and private garages of such buildings.
- o) "**Special Building**" means
- a building solely used for the purpose of a drama or cinema theatre, mall or multiplex, motion picture, a drive-in-theatre, an assembly hall or auditorium, town hall, lecture hall, an exhibition hall, theatre museum, stadium, community hall, marriage hall,
 - hazardous building;
 - building of a wholesale establishment;
 - Centrally air-conditioned building which exceeds 15 metres in height.
- p) "**Storage Building**" means a building or part thereof used primarily for storage or shelter of goods, merchandise and includes a building used as a warehouse, cold storage freight depot, transit shed, store house, public garage, hanger, truck terminal grain elevator, barn and stable.
- q) "**Unsafe Building**" means a building which,
- is structurally unsafe,
 - is insanitary,
 - is not provided with adequate means of egress,
 - constitutes a fire hazard,
 - is dangerous to human life,
 - In relation to its existing use constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.
- r) "**Wholesale establishment**" means an establishment wholly or partly engaged in wholesale trade and manufactures wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking warehouses.
- s) "**Stall**" shall mean a shop, the floor area of which does not exceed 9 sq.m. Minimum side of the shop or stall shall be 1.8 sq.m.

- 18) "**Building Line**" means the line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend and includes the lines prescribed, in any T.P. scheme and/or Development Plan.
- 19) "**Building Unit**" shall mean a land/plot or part of a land/plot or combination of more than one land/plot as approved by the Competent Authority. Provided however where an alignment has been fixed on any road by any Competent Authority, the building unit shall mean and refer to the land excluding the portion falling in alignment.
- 20) "**Built-Up Area**" means the area covered by a building on all floors including cantilevered portion, if any, but except the areas excluded specifically under these Regulations.
- 21) "**Cabin**" means a non-residential enclosure constructed of non- load bearing partitions.
- 22) "**Canopy**" means a projection over any entrance.
- 23) "**Carpet area**" means the net usable floor area within a building including the balconies but excluding the area of walls
- 24) "**Chhajja**" means a structural overhang provided over opening on external walls for protection from the weather.
- 25) "**Chief Executive Officer**" means the Chief Executive Officer appointed by the state government under subsection (vii) of section (x) of the Gujarat Special Investment Region Act, 2009.
- 26) "**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.
- 27) "**Chowk**" means a fully or partially enclosed space permanently open to the sky within a building at any level, inner chowk being enclosed on all sides except as provided in Regulation 11 and 12 and an outer chowk having one unenclosed side.
- 28) "**Convenience shopping**" means shops, each with a carpet area not exceeding 20 Sq.Mt except where otherwise indicated and comprising those dealing with day to day requirements, as distinguished from wholesale trade or shopping. It includes-
- Food-grains or ration shops, each with carpet area not exceeding 50 sq.m,
 - Paan shops and Tobacconists,

- Shop for collecting and distribution of clothes and other materials for cleaning and dyeing establishments,
- Tailor or darner shops,
- Groceries, confectioneries, wine and general provision shops, each with a carpet area not exceeding 50 sq.m,
- Hair dressing saloons and beauty parlours,
- Bicycle hire and repair shops,
- Vegetable and fruits shops,
- Milk and milk products shops,
- Medical and dental practitioner's dispensaries or clinics, pathological or diagnostic clinics and pharmacies, each with a carpet area not exceeding 50 sq.m,
- Florists,
- Shops dealing in ladies ornaments such as bangles etc.,
- Shops selling bakery products,
- Newspaper, magazine stalls and circulating libraries,
- Wood, coal and fuel shops, each with a carpet area not exceeding 30 sq.m
- Books and stationery shops or stores,
- Cloth and garment shops,
- Plumbers, electricians, radio, television and video equipment repair shops and audio/video libraries,
- Restaurants and eating houses each with a carpet area not exceeding 50 sq.m,
- Shoes and sports shops each with a carpet area not exceeding 75 sq.m,

With the approval of GPCPSIRDA which may from time to time add to, alter or amend the above list.

29)“**Combustible Material**” means that material which when burnt adds heat to a fire when tested for combustibility in a accordance with the IS : 3808-1966 Method of Test for Combustibility of Building Material, National Building Code.

30)“**Contiguous holding**” means a contiguous piece of land in one ownership irrespective of separate property register cards /record of rights.

- 31) **“Corridor”** means a common passage or circulation space including a common entrance hall.
- 32) **“Courtyard”** means a space permanently open to the sky within the site around a structure and paved/concrete.
- 33) **“Common plot”** shall mean a common open space exclusive of margins and approaches, at a height not more than ground level of the building unit. The owner shall have to give an undertaking that the common plot shall be for the common use of all the resident or occupants of the building unit, free of cost.

On sanction of the development permission, the common plot shall deem to have vested in the society/association of the residents / occupants. In case such society or Association is to be formed, the possession/custody of common plot shall remain with Competent Authority until such association/society is formed. The common plot shall not be sold to any other person and it shall not be put to any other use except for the common use of the residents/occupants.

- 34) **“Developer”** shall mean the person who is legally empowered to construct or to execute work on a building unit, building or structure, or where no person is empowered, the owner of the building unit, building or structure.
- 35) **“Development”** with grammatical variation and cognate expressions, means to carry out the building, of engineering, mining or other variations in, or over, or over/under land or water, or to making of any material change, in any building, or land, or in the use of any building or land or any material or structural change in any heritage building or its precinct and includes demolition of any existing building, structure or erection or part of such building, structure or erection and redevelopment, and layout and subdivision of any land and “to develop” shall be construed accordingly.
- 36) **“Drain”** means a system or a line of pipes, with their fittings and accessories such as manholes, inspection chambers, traps gullies, floor traps used for drainage of building or yards appurtenant to the buildings within the same cartilage. A drain includes an open channel for conveying surface water or a system for the removal of any liquid.
- 37) **“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 square metres with a minimum side of 2.4 metres and a w.c.
- 38) **“Eco Park (EP)”** shall mean an industrial area or region which has an Industrial symbiosis network under which companies in the EIP collaborate

to use each other's by-products and otherwise share resources. An EP is also an area which is equipped with one or more sustainable concepts like green building, clean mechanism, renewable energy, recycling system, water management, smart grid, new public transportation system etc.

- 39)“**Enclosed Staircase**” means a building or a structure existing authorized before the commencement of these Regulations.
- 40)“**Existing Building**” means use of a building or a structure existing authorized before the commencement of these Regulations.
- 41)“**Existing Use**” means use of a building or a structure existing authorized before the commencement of these Regulations.
- 42)“**Exit**” means a passage, channel of means of egress from any building, storey or floor area to a street or other open space of safety; horizontal exit, outside exit and vertical exist having meanings at (i), (ii) and (iii) respectively as under :
- "**HORIZONTAL EXIT**" means an exit which is a protected opening through or around at fire wall or bridge connecting two or more buildings.
 - "**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.
 - "**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.
- 43)“**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.
- 44)“**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.
- 45)“**Fitness Centre**” in a building means and includes the built up premises provided in the building including gymnasium for the benefit of its inmates and for the purpose of fitness, physical exercises, yoga and such other activities as may be permitted by RDA from time to time.
- 46)“**Floor**” means the lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor. The floor at ground level with a direct access to a street or open space shall be called the

ground floor; the floor above it shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.

47) **“Floor Space Index (F.S.I.)”** means quotient of the ratio of the combined gross floor area of the all floors including areas of all walls, except areas specifically exempted under these Regulations, to the total area of the plot / building unit.

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

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

- a. Parking spaces without any enclosures and partitions of any kind, with clear height of 2.6 metres and in case of slabs with beams, height should not exceed 2.8 metres.
- b. Spaces of hollow plinth with maximum clear height of 2.8 Metres including beams in residential buildings only (not even in mixed development) at ground level without any enclosures/walls and partitions in any form.
- c. Interior open spaces and ducts required under these Regulations.
- d. Basement exclusively used for required parking with maximum clear height of 2.6 Metres excluding beams.
- e. Only one Security Cabin shall be permissible upto 5 sq.m. of floor area for plots upto 1000 sq.m. and 10 sq.m. of floor area for plots above 1000 sq.m. in the margin area at the entrance.
- f. Weather shed up to 0.60 mt width.
- g. Stair case with maximum intermediate landing width equal to the width of stair, maximum landing width at floor level shall be twice the width of stair.
- h. lift, lift well with lift cabin, stair cabin, and water tank
- i. Open air space.
- j. Electric room as specified by G.E.B.

48) **“Front”** means the space between the boundary line of a plot abutting the means of access/road/street and the building line. Plots facing two or more means of accesses/roads/streets shall be deemed to front on all such means of access/roads/streets with accesses/roads/streets having more width shall be considered as main frontage for deciding side and rear margins.

- 49) **“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.
- 50) **“Foundation”** means that part of the structure which is in direct contact with and transmitting loads to the grounds.
- 51) **“Gallery”** means an intermediate floor or platform projecting from a wall of an auditorium or a hall, providing extra floor area, and/or additional seating accommodation. It also includes the structures provided for seating in stadium
- 52) **“Gamtal”** mean all land may have been included by the Govt./Collector within the site of village, Town or city on or before the date of declaration of intention to make a Town Planning Scheme or publication of Draft Development Plan but shall not include any such other land which may thereafter be included within the site of any village by the Govt./Collector under the provision of Land Revenue Code, as shown in Development Plan Proposals.
- 53) **“Garage-Private”** means a building or a portion thereof designed and used for the parking of vehicles.
- 54) **“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.
- 55) **“Ground Coverage Ratio (GCR)”** means the ratio of covered area to the total plot area.
- 56) **“Ground Level”** means the level of the crown of the existing nearest constructed road or existing ground level, High flood level whichever is higher as may be decided by Competent Authority.
- 57) **“Habitable Room”** means a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen if used as a living room, but excluding a bath-room, water closet compartment, laundry, serving and storing, pantry, corridor, cellar, attic, store-room, pooja-room and spaces not frequently used, height of such room shall not be less than 2.80 metres measured from finished floor to finished ceiling.

58) **“Hazardous Material”**

- a. Means radioactive substances :
- b. Material which is highly combustible or explosive and/or which may produce poisonous fumes explosive emanations, or storage, handing, processing or manufacturing of which may involve highly corrosive, toxic, obnoxious alkalis or acids or other liquids;
- c. Other liquids or chemicals producing flame, fumes, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition.

59) **“Height of Building”** means the vertical distance measured, in the case of flat roofs, from the average level of the ground around and continuous to the building to the highest point of the building and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and, in the case of gables facing the road, the mid-point between the eaves level and the ridge.

60) **“Height of a Room”** means the vertical distance measured from the finished floor surface to the finished ceiling/slab surface. The height of a room with a pitched roof means the average height between the finished floor surface and the bottom of the eaves and the bottom of the ridge.

61) **“Heritage Building”** means a building possessing architectural, aesthetic, historic or cultural values which is declared as heritage building by the Planning Authority in whose jurisdiction such building is situated.

62) **“Heritage precinct”** means an area comprising heritage building or buildings and precincts thereof or related places.

63) **“Hoarding”** means any surface or structure erected on ground or any portion of roof of a building or on or above the parapet, with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out of doors for purpose of advertising or to give information regarding or to attract the public to any place, person, public performance, article of merchandise whatsoever.

64) **“Home Occupation”** means customary home occupation other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilised in whole or in part for any purpose other than a residential or dwelling use and in connection with which no article or service is

sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighborhood, and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and /or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. "Home Occupation" may also include such similar occupations as may be specified by the Competent Authority and subject to such terms and conditions as may be prescribed.

- 65) **"I.T. Node"** shall mean a node as defined in definition no. 79 and as designated in the Development. The uses permissible in this node as designated in the zoning regulations.
- 66) **"Knowledge Township"** shall mean an area designated in the development. The uses permissible in the township are as designated in the zoning regulations.
- 67) **"Licensed Engineer"** means a qualified engineer and licensed by Regional Development Authority to sign building plans and documents connected with Development Permission.
- 68) **"Licensee"** In respect of "Notified Area" means the allottee in favour of whom GPCPSIRDA has executed Agreement to Lease.
- 69) **"Lift"** means a mechanically guided car, platform or transport for persons and materials between two or more levels in a vertical or substantially vertical direction.
- 70) **"Loft"** shall mean an intermediate floor between two floors with a maximum height of 1.2 Metres and which is constructed and adopted for storage purpose. The loft if provided in a room shall not cover more than 30% of the floor area of the room.
- 71) **"Margin"** shall mean space fully open to sky provided at the plot level from the edge of the building wherein built-up area shall not be permitted except specifically permitted projections under this regulation.
- 72) **"Medical/Health Node"** shall mean an area designated in the development. The uses permissible in this node are as designated in the zoning regulations.
- 73) **"Mitigation"** means measures taken in advance of a disaster aimed at decreasing or eliminating its impact on society and on environment including preparedness and prevention.

74) **“National Building Code of India 2005”** means the book containing Development control Rules, General building Requirements and Fire Prevention and Life Safety Measures to be implemented in the buildings, places, premises, workshops, warehouses and industries, published by the Bureau of Indian Standards, from time to time, with or without amendments

75) **“Natural Disaster”** means a serious disruption of the functioning of a society, causing widespread human, material or environmental losses caused due to earthquake, cyclone, flood or landslide which exceeds the ability of the affected society to cope using only its own resources.

76) **“Natural Hazard”** means the probability of occurrence, within a specified period of time in a given area, of a potentially damaging natural phenomenon.

77) **“Natural Hazard Prone Areas”** means areas likely to have moderate to high intensity of earthquake, or cyclonic storm, or significant flood flow or inundation, or landslides / mud flows / avalanches, or one or more of these hazards.

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

78) **“Neighbourhood Centre and Civic Centre”** means Neighbourhood Centre and civic Centre shall include following activities such as 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 building such as post office, fire station, police station, religious building and building of public uses.

79) **“Node”** means the area for which the Authority may prescribe special development control regulations.

80) **“Non-Combustible”** means not liable to burn or add heat to a fire when tested for combustibility in accordance with the IS-3808-1966 Method of Test for Combustibility of Building Materials.

81) **“Occupancy or Use”** means the principal occupancy or use for which a building or a part of it is used or intended to be used, including contingent

subsidiary occupancies; mixed occupancy building being those in which more than one occupancy are present in different portions of the building.

- 82) **“Open Space”** means an area forming an integral part of the plot, left permanently open to sky.
- 83) **“Owner”**, in relation to any property, includes any person who is for the time being, receiving or entitled to receive, whether on his own account or on account of or on behalf of, or for the benefit of, any other person or as an agent, trustee, guardian, manager or receiver for any other person or for any religious or charitable institution, the rents or profits of the property; and also includes a mortgaging possession thereof.
- 84) **“Parapet”** means a low wall or railing built along the edge of roof of a floor.
- 85) **“Parking Space”** means an enclosed or unenclosed covered or open area sufficient in size to park vehicles. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.
- 86) **“Partition”** means an interior non-load bearing divider wall one storey or part storey in height.
- 87) **“Permanent Open Air Space”** means air space permanently open –
- a. if it is a street,
 - b. if its freedom from encroachment is protected by any law or contract ensuring that the ground below it is either a street or is permanently and irrevocably appropriated as an open space.
 - c. In Determining the open air space required for construction of a building, any space occupied by an existing structure may, if it is ultimately to become a permanently open air space, be treated as if it were already such a place.
- 88) **“Permission”** means a valid permission or authorisation in writing by the Competent Authority to carry out development or a work regulated by the Regulations.
- 89) **“Plinth”** shall mean the portion of the external wall between the level of the street and the level of the storey first above the street.
- 90) **“Plinth Area”** means the built-up covered area measured at the floor level of the basement or of any storey.
- 91) **“Plot”** means a portion of land held in one ownership and numbered and shown as one plot enclosed by definite boundaries.

92) **“Plumbing Engineer”** means a person having Diploma in civil engineering or an equivalent qualification as approved by AICTE, a certificate of plumbing or in sanitary engineering recognized by the IEI or AICTE and a certification to the effect that he has minimum of 3 years experience.

93) **“Porch”** means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building.

94) **“Public Purpose”** - The expression “Public Purpose” includes-

- a. The provision of village sites, or the extension, planned development or improvement of existing village sites ;
- b. The provision of land for town or rural planning ;
- c. 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 ;
- d. The provision of land for a corporation owned or controlled by the state;
- e. 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 ;
- f. The provision of land for carrying out any educational, housing ,health or slum clearance scheme sponsored by Government or by any Authority established by Government for carrying out any such scheme or with the prior approval of the appropriate Government by a Local Authority or a society registered under the societies Registration Act, 1860 or under any corresponding law for the time being in force in a state, or a co-operative society within the meaning of any law relating to co-operative society for the time being in force in any state;
- g. 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 ;
- h. The provision of any premises or building for locating a public office, but, does not include acquisition of land for Companies.

- 95) **“Registered Architect /Structural Engineer / Structural Designer, Clerk of Works, Site Supervisor, and Surveyor/Plan Maker, Developer”** means respectively a person registered by the Competent Authority for the purpose of this Regulation as an Architect, Engineer, Structural Designer, Clerk of works, Site Supervisor, Surveyor/Plan Maker, Developer, under these Regulations or any other Act prevailing for the area.
- 96) **“Retention Activity”** means an activity or use which is allowed to continue, notwithstanding its non-conforming nature in relation to the use permitted in the adjoining or surrounding area.
- 97) **“Residential Township”** shall mean a parcel of land owned by a township developer subject to:
- a. Minimum 60% of the land eligible for developing after deducting the land used for public purpose infrastructure, is put to residential use;
 - b. Minimum area not less than 40 ha.
- 98) **“Residential Use”** means a use of any building unit for the purpose of human habitation only except hotels and hostels like business.
- 99) **“Road/Street”** means any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, road-side trees and, hedges retaining walls, fences, barriers and railings within the street lines.
- 100) **“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.
- 101) **“Road/Street Line”** means the line defining the side limits of a road/street.
- 102) **“Road Width” or “Width of Road/Street”** means the whole extent of space within the boundaries of a road when applied to a new road/street, as laid down in the city survey or development plan or prescribed road lines by any act or law and measured at right angles to the course or intended course of direction Of Such Road.

- 103) “**Row houses**” means a row of houses on adjacent plot with a common wall with only front, rear and/or interior open spaces. The house at the end of the row shall however have side open space as prescribed.
- 104) “**Semi-detached building**” means a building detached on three sides with open spaces as specified in these Regulations.
- 105) “**Service Floor**” means a floor provided for facilitating maintenance and/or termination/diversion of services like water supply, drainage, electricity supply, telecommunication lines and accommodating mechanical/electrical devices, apparatus like air handling units, air conditioning ducts etc.
- 106) “**Service Road**” means a road/lane provided at the front, rear or side of a plot for service purposes.
- 107) “**Shopping Centre or Commercial Centre**” means a group of shops, offices and / or stalls designed to form market-office complex.
- 108) “**Smoke-Stop Door**” means a door for preventing or checking the spread of smoke from one area to another.
- 109) “**Special building**” means-
- a. A building solely used for the purpose of a drama or cinema theatre, a drive-in-theatre, an assembly hall or auditorium, an exhibition hall, theatre museum, a stadium, malls, multiplexes, fuel stations, a “Mangal Karyalaya“ or where the built-up area of such a user exceeds 500 Sq.m in the case of mixed occupants:
 - b. an industrial building;
 - c. a hazardous building;
 - d. a building of a wholesale establishment;
 - e. a residential hotel building or centrally air-conditioned building which exceeds-
 - i. 15 m in height, or
 - ii. total built-up area of 500 Sq.m
- 110) “**SEZ Act**” means the Special Economic Zone Act, 2005, enacted by the Central Government.
- 111) “**Special Economic Zone**” means geographical area notified as Special Economic Zone by Govt. of India under the SEZ Act, 2005.

- 112) ‘**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.
- 113) ‘**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.
- 114) “**Technology Park**” means the area designated to uses of scientific research where organizations in the park focus on product advancement and innovation as opposed to manufacturing and administration.
- 115) ‘**Tenement**’ means an independent dwelling unit with a kitchen, or a cooking space.
- 116) ‘**Tenement Building and Ownership Flats**’ means residential building constructed in a detached manner or as semi-detached manner or as ownership flat in a building unit, each being designed and constructed for separate occupation with independent provision of bath, w.c.
- 117) “**Theatre**” means a place of public entertainment for the purpose of exhibition of motion pictures and/or dramas and other social or cultural programs.
- 118) “**Travel Distance**” means the distance from the remotest point of a building to a place of safety be it a vertical exit or a horizontal exit or an outside exit measured along the line of travel.
- 119) “**Tribal Centre**” shall mean an area designated in the Development. The uses permissible in this centre are as designated in the zoning regulations.
- 120) “**Town Planner**” means a person who has attained a minimum qualification of Post Graduation in Town Planning and/or is a member of the Institute of Town Planners, India (ITPI)”.
- 121) “**Tower-like-structure**” means a structure in which the height of the tower-like- portion is at least twice that of the broader base.
- 122) “**Unauthorized developments**” means the development done or undertaken or in progress without prior approval of GPCPSIRDA.
- 123) “**Unsafe Building**” means buildings which are structurally and constructionally unsafe or in sanitary or not provided with adequate means of egress or which constitute a fire hazard or are otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety

or health or public welfare , by reason of inadequate maintenance, or dilapidation or abandonment.

- 124) **“Water Closet (W.C)”** means a privy with an arrangement for flushing the pan with water, but does not include a bathroom.
- 125) **‘Water Course’** means a natural channel or an artificial channel formed by draining or diversion of a natural channel meant for carrying storm and waste water.
- 126) **‘Water Tanks or Talav or Pond or Lake’** means a natural existing low lying grounds forming a natural water body or wherein rain water gets collected and/or plots designated as Talav under the revised development plan or any other legitimate records.
- 127) **"Warehouse" Or "Godown"** mean a building the whole or a substantial part of which is used or intended to be used for the storage of goods whether for storing or for sale or for any similar purpose. It is neither a domestic nor a public building, nor merely a shop if so used not a store attached to and used for the proper functioning of a shop.
- 128) **“Wholesale establishment”** means an establishment wholly or partly engaged in wholesale trade and manufacturer wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking agencies.
- 129) **‘Window’** means an opening, other than a door, to the outside of a building, which provides all or part of the required ventilation.
- 130) **‘Width of a Street’** means the clear average width of the existing carriage way and footpaths only on which the building or plot line abuts. The average width shall be computed by taking length of street between two extreme points on building unit abutting the street at right angles to the direction of such streets excluding the steps projections, forecourts, open areas of other spaces in front of the building erected or intended to be erected. However in case where a regular line of street is prescribed by the Competent Authority, such width shall be considered for the purpose of computing building height.

3. Procedure for Securing Development Permission

3.1 Application for Development Permission

Subject to the provisions of Section: 26, 27, 28, 34 & 49 of the GTP & UD Act, 1976, any person intending to carry out any development as defined in the Act in any building or in or over any land, within the limits of Development Area in conformity with the Development Plan proposals shall make an application in writing to the Competent Authority in prescribed form No. C or C (a) along with the receipt of the payment of the scrutiny fee, development charges betterment charges, net demand as per sanctioned final T.P. Scheme and other charges and dues if any to be leviable under the Act and the regulations.

3.2 Scrutiny Fee

A person applying for permission to carry out any development shall have to pay scrutiny fees along with his application to the Competent Authority at the following rates:

Provided that the appropriate authority may from time to time prescribe a revised scrutiny fee; and that shall be applicable from the date as decided.

3.2.1 Built up area – Low rise Residential Development

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

3.2.2 Built up area – Other than Residential Development

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

3.2.3 Subdivision and amalgamation of land

₹1.50 per sq.mt. of building unit/plot area for subdivision and amalgamation of all types of development.

₹1.00 per sq.mt. of building unit/plot area for subdivision and amalgamation for agricultural use. Minimum scrutiny fee shall not be less than ₹ 1000.

3.2.3(a). Open use for storage/ temporary use including Salt Pan / Industries

Sr. No.	No. of years/months	Rate in ₹ per sq. mt. of land.	Remarks
1.	Upto 1 year	₹ 1.00	Maximum Scrutiny Fee shall not be more than ₹ 5,00,000
2.	Above 1 year upto 5 years	₹ 5.00	
3.	Above 5 year upto 10 years	₹ 10.00	
4.	Above 10 year upto 20 years	₹ 25.00	
5.	Above 20 years	₹ 50.00	

3.2.4 Areas Falling In Agriculture Zone

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

3.2.5 Renewal of Development Permission

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

3.2.6 Public Charitable Trust

₹ 500 if the intended development is for a place of worship, or dharmshala, constructed by a public charitable trust registered under Public Charitable Trust Act 1950 or for any other purpose which the Authority may specify by a general or special order.

3.2.7 Development Permission for Mining, Quarrying and Brick Kiln Operations

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

- Mining, quarrying and brick kiln operation. ₹ 500 per 0.4 hectare or part thereof and a maximum of ₹ 2500

- Brick kiln without Chimney ₹ 25 per 0.1 hectare or part thereof and a maximum of ₹ 500
- Processing of lime sagol etc. without construction. ₹ 25 per 0.1 hectare or part thereof and a maximum of ₹ 250.
- Renewal of permission for mining, quarrying ₹ 50 for one year.
- Renewal of permission for brick kiln (without chimney) ₹ 25 for one year.
- Renewal of permission for processing of sagol, lime etc. without construction's ₹ 10 for one year.

Note: - The above all rates may be revised as decided by the Appropriate Authority shall be applicable.

3.2.8 Security Deposit

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

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

3.3 Form of Application

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

1. Satisfactory documentary legal evidence

The applicant shall submit satisfactory documentary legal evidence of his right to develop or to build on the land in question including extract from the Property Register for city survey lands or an extract from the Record of Rights for Revenue lands or the copy of the index of registered sale deed as the case may be.

He shall also submit a certified copy of approved sub-divisions/layout of final plot from the concerned Authority or latest approved sub-division/layout of city survey numbers or revenue numbers from relevant Authority, as the case may be, showing the area and measurements of the plot or land on which the proposes to develop. Provided that the Authority may dispense with this requirement in the cases where it is satisfied regarding the ownership of land on the basis of any documentary evidence or proof produced by the applicant.

2. A certificate of the licensed structural designer in regard to the proposed building shall be submitted under these Development Control Regulations.

3. A site plan (required copies) of the area proposed to be developed to a scale not less than 1:500 as the case may be showing the following details wherever applicable; In the case where plot is more than 10 Hectors, scale shall not be less than 1:1000.

- The boundaries of the plot and plot level in relation to neighbouring road level.
- The positions of the plot in relation to neighbouring streets.
- The name of the streets in which the plot is situated.
- All the existing buildings and other development exists on or under the site.
- The position of buildings and of all other buildings and construction which the applicant intends to erect.
- The means of access from the street to the buildings or the site and all other building and constructions which the applicant intends to erect.

- Yards and open spaces to be left around the buildings to secure free circulation of air, admission of light and access.
 - The width of street in front and of the street at the side or rear of the building.
 - The direction of north point relative to the plan of the buildings.
 - Any physical feature such as trees, wells, drains, ONGC Well and pipeline, High Tension Line, railway line.
- a. Existing streets on all the sides indicating clearly the regular line for streets if any prescribed under the Act and passing through the building units.
- b. The location of the building in the plot with complete dimensions.
- c. The area within the regular line of the street not to be built upon but to be added to the street, hatched in green together with its measurement.
- Area classified for exemption of built-up area calculations.
 - A plan indicating parking spaces, if required under these regulations.
 - The positions of the building units immediately adjoining the proposed development.
 - The position of every water closet, privy, urinal, bathrooms, cess pool, well or cistern in connection with building other than those shown in the detailed plan.
 - 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.
 - The position and level of the out fall of the drain.
 - The position of sewer, where the drainage is intended to be connected to sewer.
 - Open spaces required under these Development Control Regulations.
 - Tree plantation required under Regulation No. 10.12.
4. A detailed plan (required copies) shows the plans, sections and elevations of the proposed development work to a scale of 1:100 showing the following details wherever applicable:
- a) Floor plans of all floors together with the covered, area; clearly indicating the size and spacing of all framing members and sizes of rooms and the position of staircases, ramps and lift wells.

- b) The use of all parts of the building.
- c) Thickness of walls, floor slabs and roof slabs with their materials. The section shall indicate the height of building and height of rooms and also the height of the parapet, the drainage and the slope of the roof. At least one section should be taken through the staircase. The position, form and dimensions of the foundation, wall, floor, roofs, chimneys and various parts of the building, means of ventilation and accesses to the various parts of the building and its appurtenances also should be shown in one cross section.
- d) The building elevation from the major street.
- e) The level of the site of the building, the level of lowest of building in relation to the level of any street adjoining the cartilage of the building in relation to one another and some known datum or crown of road.
- f) Cabin plan.
- g) The north point relative to the plans.
- h) The forms and dimensions of every water closets, privy, urinals, bathrooms, cesspools, well and water tank or cistern to be constructed in connection with the building.
- i) One copy of the detailed working drawing including structural details based on the approved building plan shall be submitted before 7 days of commencement of the construction work at site for information and record. The applicant will inform the authority the date for commencement of work.

Provided that in the case of individual residential buildings up to G+2 on a plot not more than 500 sq.mts in size, the Competent Authority shall not enforce, on request of the owner/developer, to submit such details, subject to the condition that for such area similar types of structures and soil investigation report are already available on record.

- 5. **For high rise building and for special building** like assembly, institutional, industrial storage and hazardous occupancy the following additional information shall be furnished / indicated in the following plans in addition to the items under clause 3.3.
 - a) Access to fire appliances/vehicles with details of clear motorable access way around the building and vehicular turning circle.
 - b) Size (width) of main and alternate staircase along with balcony approach, corridor, and ventilated lobby approach as the case may be.
 - c) Location and details of lift enclosures.

- d) Location and size of fire lift.
- e) Smoke stops lobby/door, where provided.
- f) Refuse chutes, refuse chamber, service duct etc. where to be provided.
- g) Vehicular parking space.
- h) Refuse area, if any.
- i) Details of building services, air-conditioning system with position or dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc. where provided.
- j) Details of exits including provision of ramps etc. for hospitals.
- k) Location of generator, transformer and switch gear room where required.
- l) Smoke exhauster system, if any.
- m) Details of fire alarm system network.
- n) Location of centralised control, connecting all fire, smoke, built-in fire protection arrangements and public address system etc. where required.
- o) Location and dimension of static water storage tank and pump room.
- p) Location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, CO2 installations etc.
- q) Location and details of first-aid fire fighting equipment /installations.
- r) Location for electric transformer.
- s) Verification

6. In the case of a Layout of land or plot

Site plan (in quadruplicate) drawn to a scale of 1:1500 showing the surrounding land and existing access to the land included in the layout plan (in quadruplicate) drawn to a scale of 1:500 showing:

- i. Sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its' use according to the prescribed regulations,
- ii. Width of the proposed streets,
- iii. Dimensions and areas of open spaces provided in the layout for the purpose of garden or recreation or like purposes.
- iv. A plan showing location of road signage with typical details of signage in terms of their sizes and contents.
- v. Common plot

7. **Landscape Plan** (in quadruplicate) to a scale of 1:250 showing various landscape features such as trees, hedges, paved areas, etc. The plan shall Show, in particular, the type and number of existing trees, the trees to be felled, the trees to be transplanted and the proposal for planting of new trees.
8. **Certificate of undertaking:** Certificate in the prescribed form No. 2(a), 2(b), 2(c) and 2(e) by the registered Architect / Engineer / Structural Designer / Clerk of Works / Developers / Owner.
9. Full information should be furnished in **Form No. 3 and Form No. 4** as the case may be along with the plan.
10. The applicant shall also obtain **copy of N.O.C. from relevant Authority as per Regulation No. 4.2** wherever applicable.

Note For high rise Buildings, Public Assemble hall, Auditorium, and Industrial buildings, Cinema hall, School Buildings. Commercial Buildings with G.F.+ 3 Stories & above, the Verification from Structural Expert is required to be submitted at each stage of Permission.

3.4 General Notation for Plan

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

Table 3.1: General Notation for Plan

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

3.5 Documents to be furnished with the application

- a) A person who is required under relevant section of the Act to give any notice or to furnish any plans/sections or written particulars by these Development Control Regulations, shall sign such notice, plans, sections or written particulars or cause them to be signed by him and his duly authorised registered Architect, Engineer, Developer etc. as the case may be, such person or authorised registered Architect, Engineer, Developer shall furnish documentary evidence of his Authority. If such notice or other document is signed by such authorised registered Architect, Engineer, Developer it shall state the name and address of the person on whose behalf it has been furnished.

- b) The no objection certificate of registered co-operative society with resolution for specific use is to be submitted only in the case of change of use other than the common purpose of the society.

- c) Any notice or document shall be delivered to the office of the Competent Authority, within such hours as may be prescribed by the Competent Authority.

- d) The forms, plans, sections and descriptions to be furnished under these Development Control Regulations shall all be signed by each of the following persons:
 - A person making application for development permission under relevant section of the Act.
 - A person who has prepared the plans and sections with descriptions who may be registered, engineer or an architect.
 - A person who is retained or engaged to supervise the said construction.
 - A person who is responsible for the structural designs of the construction i.e. a structural designer.
 - A clerk of works who is to look after the day-to-day supervision of the construction.
 - A Developer.

- e) A person who is engaged either to prepare plan or to prepare a structural design and structural report or to supervise the building shall give an undertaking in Form No. 2 (a), 2 (b), 2 (c) prescribed under these Development Control Regulations.

- f) Every person who under the provisions of the relevant sections of the Act may be required to furnish to the Authority any plan or other documents shall furnish copies (in required numbers) of such plans and other documents and copies (in required) of such documents which he may be called upon to furnish. One copy of each such plan and document shall be returned, on approval, to the applicant duly signed by the Competent Authority of the Authority or authorised officer.
- g) It shall be incumbent on every person whose plans have been approved to submit amended plans for any deviation amounting to increase in built-up area, F.S.I., building height or change in plans, he proposes to make during the course of construction of his building work, and the procedure laid down for plans or other documents here to before shall be applicable to all such amended plans.
- h) It shall be incumbent on every person whose plans have been approved, to submit a completion plan showing the final position of erected or re-erected building in duplicate or in required numbers and one copy of plan to be returned to the applicant after approval.
- i) Approval of drawings and acceptance of any statement, documents, structural report, structural drawings, progress certificate, or building completion certificates shall not discharge the owner, engineer, architect, clerk of works and structural designer, Developer, Owner, from their responsibilities, imposed under the Act, the Development Control Regulations and the laws of tort and local acts.
- j) The landowner shall be hold responsible if any Unauthorized Construction, Addition & Alternation is done without prior permission of competent Authority.
- k) The no objection certificate of registered co-operative society with resolution for specific use is to be submitted.

3.6 Plans and specifications to be prepared by Registered Architect/ Engineer

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

3.7 Rejection of application

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

3.8 Cancellation of permission

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

4. General Requirements for Development Permission

4.1 Margin and / or Setback

Any plan for the construction of any structure or building or any part thereof should provide setback and margin from the boundary of the plot or the road line as the case may be as required under these regulations. The road line shall be determined as per the maximum width of the road or street proposed under the Gujarat Special Investment Region Act, 2009 or Development plan proposals or the Town Planning Schemes.

4.2 Development of Land in the Development Area

4.2.1 Conformity with Other Acts and Regulations

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

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

- b. Whose right of user is acquired under the Petroleum Pipelines (Acquisition of right of user in land) Act, 1962 as amended from time to time shall be regulated and controlled according to the provision of the said Act, in addition to these regulations.
- c. Situated in the vicinity of an oil well installed by Oil & Natural Gas Commission shall be regulated and controlled according to the provision of the Indian Oil, Mines Regulations-1933 in addition to these regulations.
- d. Situated in the vicinity of the Grid Lines laid by the Gujarat Electricity Board under the Indian Electricity Rules, 1956 shall be regulated and controlled by the horizontal and vertical clear distances to be kept open to sky.
- e. In restricted/critical zone near the Airport, construction of building shall be regulated as per the provisions of Civil Aviation Department.

- f. Situated in the vicinity of the Railway Boundary shall be regulated and controlled according to the standing orders/instructions in force of the Railway Authorities and as amended from time to time.
- g. Situated anywhere in the Development Area shall be subject to provisions of Gujarat Smoke Nuisance Act, 1963.
- h. Situated anywhere in the Development area shall be subject to provisions of Water (Prevention and Control of Pollution) Act, 1974.
- i. Situated anywhere in the Development area shall be subject to provisions of Air Pollution Control Act – 1981.
- j. Situated in the vicinity of the Jail, shall be regulated and controlled according to the standing orders / instructions / manual in force of the Jail Authority and as amended from time to time.
- k. Situated anywhere in the Development area shall be subject to provisions of the act related to telecommunication, I. S. R. O., archaeology and conservation / preservation of monuments.
- l. Development Permission granted by Competent Authority on the basis of any document / NOC received is not final and conclusive. It shall be considered in true sense and meaning of concerned issuing Authority. This Authority has no legal responsibility for such development permission.
- m. Situated anywhere in the Development area shall be subject to provisions of the act related to the protected monument or as per the proposals of the Development plan.

4.2.2 Requirements of Site

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

- a. If the Competent Authority considers that the site is in sanitary or that it is dangerous to construct a building on it or no water supply is likely to be available within a reasonable period of time;
- b. If the site is not drained properly or is incapable of being well drained;

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

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

laboratory. The owner/developer/builder shall be responsible for getting such reports and identify such protection measures.

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

4.3 Development work to be in conformity with the regulations

- a. All development work shall confirm to the Development Plan proposals and the provisions made under these regulations. If there is a conflict between the requirements of these regulations and Town Planning Schemes Regulations, if any, in force the requirement of these regulations shall prevail. Provided relaxation/ special provisions mentioned against respective final plots shall prevail above these regulations.
- b. Change of use: No building or premises should be changed or converted to a use other than the sanctioned use without prior permission of the Authority in writing. Change of use not in conformity with these regulations shall not be permissible.

4.4 Document at site

- a) Development Permission: The person to whom a development permission is issued shall during construction, keep -
 - i. Posted in a conspicuous place, on the site for which permission has been issued a copy of the development permission and
 - ii. A copy of the approved drawings and specification referred to in Regulation No. 21 on the site for which the permission was issued.

4.5 Inspection

1. **Inspection at various stages :-** The Competent Authority at any time during erection of a building or the execution of any work or development, make an inspection thereof without giving prior notice of his intention to do so.
2. **Inspection by Fire Department:** - For all multi-storied, high-rise and special building the work shall also be subject to inspection by the Chief Fire Officer, or Competent Authority shall issue the occupancy certificate only after clearance by the said Chief Fire Officer/Competent Authority.

On the basis of instructions or otherwise, the buildings / developments may be considered:

- a) **Unsafe building:** - All unsafe building shall be considered to constitute danger to public safety hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Competent Authority, as prescribed in clause 15.3.

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

- b) **Unauthorised development:** - In case of unauthorised development, the Competent Authority shall take suitable action which may include demolition of unauthorised works as provided in The Gujarat Town Planning & Urban Development Act, 1976 and the relevant provisions of the Gujarat Nagarpalika Act, 1963.

Take suitable action against the registered architect / engineer, developer and other, as mentioned in Regulation No. 2 / (95).

4.6 General

1. Kabrastan, burial ground etc.

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

2. Co-owners consent

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

3. Width of Approach at Bridge

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

5. Decision of the Authority

5.1 Grant or Refuse of the Permission Application

On receipt of the application for Development Permission, the Competent Authority after making such inquiry as it thinks fit may communicate its decisions granting with or without conditions including condition of submission of detailed working drawings/ structural drawings along with soil investigation report and verification from structural expert as the case maybe before the commencement of the work or refusing permission to the applicant as per the provisions of the Act. The permission may be granted with or without conditions or subject to any general or special orders made by the State Government in this behalf.

The Competent Authority, however, shall grant exemption for submission of working drawing, structural drawing and soil investigation report in case the Competent Authority is satisfied that in the area where the proposed construction is to be taken, similar types of structure and soil investigation reports are already available on record and application is from an individual owner/developer, having plot of not more than 500 sqmt. in size and for a maximum 3 storied residential building.

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

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

On receipt of the application for Development Permission, the Competent Authority after making such inquiry as it thinks fit may communicate its decisions granting or refusing permission to the applicant as per the provisions of the Act. The permission may be granted with or without conditions or subject to any general or special orders made by the State Government in this behalf.

The Development permission shall be in Form No. D and it should be issued by an officer authorised by the Competent Authority in this behalf. Every order granting permission subject to conditions or refusing permission shall state the grounds for imposing such conditions or for such refusal.

The Competent Authority, after making preliminary scrutiny of the plans received, may give preliminary development permission by taking an affidavit

from the owner the margin built-up area, internal roads, open spaces, parking and common plots shall be kept as per G.D.C.R. After making final scrutiny of the plans the final development permission may be granted.

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

5.2 Suspension of Permission

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

5.3 Grant of Development Permission

5.3.1 Grant of Development Permission

Shall mean acceptance by the Authority of the following requirements:

- I. Permissible built-up area.
- II. Permissible floor space index.
- III. Height of a building and its various stories.
- IV. Permissible open spaces enforced under regulations, C.P., Marginal spaces, other open spaces, set backs etc.
- V. Permissible use of land and built spaces.
- VI. Arrangements of stairs, lifts, corridors and parking.
- VII. Minimum requirements of high-rise buildings including N.O.C. from Fire Officer/Fire Safety Consultant as appointed by the Appropriate Authority.
- VIII. Minimum requirement of sanitary facility and other common facility.
- IX. Required light and ventilation.

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

- 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.

5.3.2 Service and Amenities Fees

Permission for carrying out any development shall be granted by the competent authority only on payment of service and amenities fees for execution of works referred to in clause (xi) of sub-section (3) of Section 15 of the GSIR Act, 2009 and for provision of other services and amenities at the following rates within GPCPSIR as delineated in the Draft Development Plan of GPCPSIRDA. This fees and maintenance charges may be revised on review by competent authority from time to time.

1. Service and amenities fees shall be levied as under for any development within the GPCPSIRDA excluding agricultural zone, and Gamtal.
 - a. ₹ 100.00 per sq. mt. of built up area for the intended development of all uses.
 - b. ₹ 50.00 per sq. mt. of built up area of intended development for schools, colleges, educational institution, charitable trusts, government and semi government building.

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

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

- c. ₹ 50.00 per sq. mt. of built up area for intended development in the Gamtal Buffer Zone.
- d. ₹ 50.00 per sq. mt. of built up area for the intended development of the released lands within GIDC Estate.
- e. ₹ 50.00 per sq. mt. of building unit for the intended permanent open use of land.

5.3.3 Levy of Labour Cess

₹ 30 per sq.m. of built up area for the intended development of all uses shall be levied as Labour Cess for any development at the time of issuance of

building use permission within GPCPSIRDA excluding Agricultural Zone and Gamtal. This amount shall be paid to the state government treasury.

5.4 Liability

Notwithstanding any development permission granted under the Act and these regulations, any person undertaking any development work shall continue to be wholly and solely liable for any injury or damage or loss whatsoever that may be caused to any one in or around the area during such construction and no liability whatsoever in this regard shall be cast on the Authority.

5.5 Responsibilities of the Applicant

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

5.6 Development without Prior Legitimate Permission

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

Table 5.1: Development fee

Sr. No.	Details	Fees
1	Application for development permission is made but development is commenced as per submitted plan	5 times of regulations no.3.2.1 to 3.2.3
2	Application is made but development has been commenced but not as per submitted plan	10 times of regulations no.3.2.1 to 3.2.3
3	Application for development permission is not made and development is commenced.	15 times of regulations no. 3.2.1 to 3.2.3
4	All other open uses including layout and sub-division of land	2 times of regulations no.3.2.3

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

Note: Minimum additional amount shall be ₹ 1000.00 for residential and ₹ 5000.00 for others.

5.7 Deviation during Course of Construction

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

EXPLANATION: for 5.1 to 5.7: This provision does not entitle the owner or his supervisor to make any deviations in contravention of the provisions of the Act, and these regulations.

6. Inspection

6.1 General Requirements

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

The applicant shall permit authorised officers of the concerned Competent Authority to enter the plot for which the development permission has been sought granted for carrying out development, at any reasonable time for the purpose of enforcing these regulations.

The applicant shall keep during carrying out of development, a copy of the approved plans on the premises where the development is permitted to be carried out.

The applicant shall keep a board at site of development mentioning the Survey No, City survey No, Block No, Final Plot No., Sub plot No., etc. name of owner and name of Architect / Engineer / Developer / Owner.

6.2 Procedure during Construction

- (a) Recognised stages for progress certificate and checking: -
- 1) Following shall be the recognised stages in the erection of every building or the execution of every work: -
 - i. Plinth, in case of basement before the casting of basement slab
 - ii. First storey
 - iii. Middle storey in case of High-rise building
 - iv. Last storey.
 - 2) Every person who is empowered/responsible under these Development Control Regulations shall give to the Competent designated officer of the Competent Authority at least four clear days notice in writing of the time at which the work will be ready for inspection. "At each of the above stages, the owner/developer under these Development Control Regulations shall submit to the competent designated officer of the Competent Authority a progress certificate in the given formats (Form Nos. 6 (a) – 6 (d). This progress certificate shall be signed by the Architect, Structural Designer and Supervising Engineer."
 - 3) No person in charge at any stage shall except with previous written permission of the Competent designated officer of the Competent Authority or his authorised representatives, start

work before the period of notice mentioned as above expires. If no such written permission is received or if no requisition is issued under any Section of the relevant Act to stop the work or to undo the work up to the time notified under these Development Control Regulations the person in charge shall be at liberty to proceed with the next stage in accordance with given permission and subject to the provisions of the Act, Rules and Development Control Regulations.

- 4) No person in-charge at any stage shall, except with previous written permission of the Competent Authority, carry out further work after the issue of any requisition of these Development Control Regulations in respect of the any previous stage unless the requisition has been duly complied with and the fact reported to the Competent Authority.
 - 5) All progress certificates under these Development Control Regulations shall be in Form No. 6(a) to 6 (d).
 - 6) The progress certificate shall not be necessary in the following cases:
 - i. Alteration in Building not involving the structural part of the building.
 - ii. Extension of existing residential building on the ground floor up to maximum 15 sq.mts. in area.
- (b) On receipt of the progress certificate from the owner/developer, it shall be the duty of the competent authority to check any deviation from approved plan and convey decision within 7 days to the owner/developer for compliance. In case of deviation from working drawings or structure design at any stage of construction the owner/developer shall produce necessary certificate from architect/structural designer with certificate that the construction confirms to these regulations. In that case the revised working drawing and structural design shall be submitted in accordance with these regulations.
- (c) Completion Report.
- 1) It shall be incumbent on every person whose plans have been approved, to submit a completion report in Form No. 7.
 - 2) It shall also be incumbent on every person who is engaged under this Development Control Regulations to supervise the erection or re-erection of the building, to submit the completion report in Form No. 8 prescribed under these Development Control Regulations.
 - 3) No completion report shall be accepted unless completion plan is approved by the Competent Authority.
- (d) The final inspection of the work shall be made by the concerned Competent Authority within 21 days from the date of receipt of notice of completion report.

6.3 Occupancy Certificate

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

6.4 Illegal Occupation of Building

- a. Notwithstanding the provision of any other law to the contrary the Competent Authority may by written notice, order any building or any portion thereof to be vacated forthwith or within the time specified in such notice :-
 - i. If such building or portion thereof has been unlawfully occupied to contravention of these regulation.
 - ii. If a notice has been issued in respect of such building or part thereof requiring the alteration or reconstruction of any works specified in such notice have not been commenced or completed.
 - iii. If the building or part thereof is in a ruinous or dangerous condition, which are likely to fail and cause damage to any person occupying, restoring to or passing by such building / structures or any other structure or place in the neighbourhood thereof.
- b. The reasons for requiring such building or portion thereof to be vacated should be clearly specified in every such notice.
- c. The affixing of such written notice on any part of such premises shall be deemed a sufficient intimation to the occupiers of such building or portion thereof.
- d. On the issue of such notice, every person in occupation of the building or portion thereof to which the notice relates shall vacate the building or portion as directed in the notice and no person shall so long as the notice is withdrawn, enter the building or portion thereof, except for the purpose of carrying out any work of reinstatement which he may lawfully permitted to carry out.
- e. The Competent Authority may direct that any person who acts in contravention of above provision or who obstructs him in any action taken under these regulations shall be removed from such building or part thereof by any police office, and may also use such force as is reasonably necessary to affect entry in the said premises.
- f. The expenses as decided by Competency Authority for any measures taken under shall be Illegal Development recovered from the owners/occupants.

6.5 Illegal Development

- a. If the Competent Authority is certified that the erection of any building or the execution of any such work has been unlawfully commenced or is being unlawfully carried on upon any premises he may, by written notice, require the person directing or carrying on such erection or execution to stop the same forthwith.
- b. If such erection or execution is not stopped forthwith, the Competent Authority may direct that any person directing or carrying on such erection or execution shall be removed from such premises by any police officer and may cause such steps to be taken as may consider necessary to prevent the re-entry of such person on the premises without permission.
- c. The cost of any measures taken under sub-section 6.5 (b) shall be paid by the said person.

6.6 Development without Permission

- a. If any work or thing requiring the written permission of the Competent Authority under any provision of this Act or any rule, regulation is done by any person without obtaining such written permission, is subsequently suspended or revoked for any reason by the Competent Authority, such work or thing shall be deemed to be unauthorised and, subject to any other provision of this Act, the Competent Authority may at any time, by written notice, require that the same shall be removed, pulled down or undone, as the case may be, by the person so carrying out or doing. If the person carrying out such work or doing such thing is not the owner at the time of giving such notice shall be liable for carrying out the requisitions of the Competent Authority.
- b. If within the period specified in such written notice the requisitions contained there are not carried out by the person or owner, as the case may be the Competent Authority may remove or alter such work or undo such thing and the expenses there of shall be paid by such person or owner as the case may be.

7. Occupancy Certificate

7.1 Application for Occupancy

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

The Concerned Authority issuing occupancy certificate before doing so shall consult concerned designated Authority to inspect the building and issue a certificate that necessary requirements for the fire protection under these regulations as per **Regulation No.19.1** have been fulfilled and if not so, the applicant shall be asked to carry out necessary additions, alterations or rectification to the satisfaction of the designated Authority before issuing occupancy certificate.

7.2 Issue of Occupancy Certificate

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

1. The trees as per the **Regulation No. 10.12** 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.
4. Proper arrangements are made for regular maintenance of lift as provided in NBC and in these regulations.
5. 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.

6. Proper arrangements are made for regular maintenance of fire protection services as provided in NBC and in these regulations.

7. The ground surface around the building shall have percolation pit or bore recharge within the building site. Bore recharge and such pits shall be filled with small pebbles or brick belts or river sand and covered with perforated concrete slabs as per **Regulation No.10.9.1.**
(e)

8. If any project consist of more than one detached or semi-detached building unit and any building thereof is completed as per provision of G.D.C.R. (such as parking, common plots, internal roads, height of the building infrastructure facilities, lift and fire safety measures), the Competent Authority may issue completion certificate for such one detached or semi-detached building in a building unit.

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

8. Development Undertaken on Behalf of Government

As per the provisions Gujarat Investment Region Act, 2009, the Office-in-Charge of a Government Dept. shall inform in writing to the Authority of the intention to carry out development for its purpose along with such development or construction.

1. An official letter of Government Department addressed to the Authority or as the case may be to the authorised officer giving full particulars of the development work or any operational construction.
2. Building plan confirming to the provisions of Development Control Regulations and Development Plan for the proposed development work to a scale of not less than 1 : 100.
3. Plans confirming to the provisions of Development plan showing complete details of the operational construction as defined under “operational construction” means any construction whether temporary or permanent, which is necessary for operation, maintenance, development or execution of any of the following services, namely:-
 - i. Railways
 - ii. National Highways
 - iii. National Waterways
 - iv. Major Ports
 - v. Airways & Aerodromes
 - vi. Posts & Telegraphs, Telephones, Wireless, Broadcasting and other like forms of communication
 - vii. Regional Grid for electricity

Any other service which 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 by declare to be service for the purpose of this clause.

Explanation: - For the removal of doubts, it is hereby declared that the construction of-

- i. New residential buildings (other than gate or loges, 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

- ii. 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.
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. The proposals of the Development Plan or Town Planning Scheme affecting the land.
6. A Site Plan (of required copies) of the area proposed to be developed to a scale of not less than 1: 500.
7. Detailed plan (of required copies) showing the plans, sections and elevations of the proposed development work to a scale of 1: 100.
8. In case of layout of land or plot:
 - i. A site plan (of required copies) drawn to a scale of 1:500 showing the surrounding land and existing access to the land included in the layout.
 - ii. A layout plan (of required copies) drawn to a scale of not less than 1 : 500 showing sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and their use. Provided that in the case of works proposed to be undertaken by the local military Authority of the Defence Ministry, the provisions of clause (2) and (3) shall not apply and such Authority shall be required to submit the layout plans .

9. Registration of Architect, Engineer, Structural Designer, Clerk of Works, Developer

9.1 Application for Registration

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

9.2 Revocation of Registration

A registration shall be liable to be revoked temporarily or permanently by the Competent Authority if the registered person is found guilty of negligence or default in discharge of his responsibilities and duties or of any breach of any of these Regulations.

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

9.3 Duties & Responsibilities

9.3.1 General Duties and Responsibilities Applicable to All

1. They shall study and be conversant with the provisions of the Local Acts, the rules and made thereunder, Gujarat Special Investment Region Act, 2009, the rules and regulations made thereunder, policy-orders and standing orders approved by the Competent Authority and the other instructions circulated by the Competent Authority and the provisions in force from time to time along with the instructions printed/mentioned on prescribed application forms & permission letter.
2. They shall inform the Competent Authority of their employment/assignment / resignation for any work within 7 days of the date of such employment / assignment / resignation.
3. They shall prepare and submit all plans either new or revised when necessary, required documents and other details they are required to do so in a neat, clean and legible manner and on a durable paper properly arranged and folded in accordance with the provisions prevailing time to time.

4. They shall submit plans, documents and details without any scratches or corrections. Only small corrections will be permitted with proper initials. They shall correctly represent all the site conditions including grown up trees.
5. They shall personally comply with all requisitions/ queries received from the Competent Authority in connection with the work under their charge, promptly expeditiously and fully at one-time. Where they do not agree with requisitions/ queries, they shall state objections in writing; otherwise for non-compliance of any requisition/query within stipulated time, the plans and applications shall be filed forthwith, and shall not be re-opened.
6. They shall immediately intimate to the owners the corrections and other changes they make on the plans, documents and details as per requisitions/queries from the Competent Authority.
7. They shall clearly indicate on every plan, document & submission, the details of their designation such as registered Engineer, registered Structural Designer etc with registration number with date, full name and their address below the signature for identification.
8. They or their authorised agent or employee, shall not accept the employment for preparation and submission of plans-documents and supervision of any work if the same is intended or proposed to be or being executed or already executed in contravention of provisions of Local Acts, G.S.I.R Act, 2009, rules, regulations and any orders made there under and any Regulations or rules for the time being in force under the Act.
9. The registered person shall apply for undertaking the responsibility for the particular work in the forms prescribed by the Appropriate Authority.
10. The registered person shall provide the information and undertaking for the work undertaken by him in the forms prescribed by the Competent Authority from time to time.
11. They shall compulsorily appoint a clerk of works irrespective of type of building/construction in all building units having proposed built-up areas more than 1000 Sq. Metres for over all constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than one such site at a time.

12. The architectural and structural designer shall be responsible for adhering to the provisions of the relevant and prevailing 'Indian Standard Specifications'. They will not be held responsible for the severe damage or collapse that may occur under the natural forces going beyond the design forces provided in the above 'Indian Standard Specification'.

9.3.2 Architect

a. Qualification and Experience

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

b. Scope of Work & Competence

- i. Preparation & planning of all types of lay-outs & submission drawings and to submit certificate of supervision & completion for all types of buildings.
- ii. Supervision & execution of construction work as per specifications & drawings prepared by authorised registered structural designer & engineer.

c. Duties and Responsibilities

- i. He/she shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plans but also is confirmation with the stipulations of the National Building Code and the I.S.I. standards for safe and sound construction and non-hazardous, functioning of the services incorporated in the building and for making adequate provisions for services and equipment for protection from fire hazards as per the stipulations of the National Building Code in the buildings and shall obtain N.O.C. from the Chief Fire Officer or concerned designated Authority/Consultant before applying for occupation certificate.
- ii. He or She shall, on behalf of the owner, apply for the progress certificates, completion certificates and the occupation certificate and obtain the same as required under the regulations.
- iii. If the services of the registered architect are terminated, he shall immediately inform the Competent Authority about his termination and the stage of work at which his services have

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

- iv. The registered architect appointed on the work shall inform the Competent Authority immediately on discontinuation of the services of the registered/structural designer, construction contractor, clerk of works, site supervisor, plumber or electrician and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted in the appropriate Authority.
- v. He or she shall instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
- vi. He or she shall instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary.

d. Registration

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

9.3.3 Engineer

a. Qualification and Experience

Associate Membership (Civil Engineering) of the Institution of Engineers, India (AMIE) or a degree in Civil Engineering recognised by its equivalent qualification All India Board of Technical Education or a Diploma in Civil Engineering recognised by State

Board of Technical Examination of any State of India. In addition to the qualifications stated above, the applicant should have at least five years experience in professional work if he is a holder of a Diploma in Civil Engineering/or AMIE.

b. Scope of Work & Competence

- i. Preparation & planning of all types of layouts except special structures as shown in regulation No.15.1 & 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 & excavation of construction work as per specifications & drawings prepared by authorised registered structural designer.
- iii. He/she can prepare & submit structural details & calculations for buildings of load bearing structures.

c. Duties and Responsibilities

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

d. Registration

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

9.3.4 Structural Designer

a. Qualification and Experience

A Degree in Civil Engineering recognised by All India Board of Technical Education. In addition to above qualification, the applicant should have at least five years experience in structural design, two years of which must be in a responsible capacity in form of structural designer. **OR, A Master's degree in structural engineering** from a recognised institute and at least two years experience in structural design work. **OR, A Doctor's degree in**

structural design from a recognised institute and at least one year experience in structural design work.

b. Scope of Work & Competence

To prepare & submit structural details for -

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

c. Duties and Responsibilities

- i. To prepare a report of the structural design.
- ii. 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.
- iii. To prepare detailed structural drawings and specifications for execution indicating thereon, design live loads, safe soil bearing capacity, specifications of material, assumptions made in design, special precautions to be taken by contractor to suit the design assumptions etc. whatever applicable.
- iv. To supply two copies of structural drawings to the site supervisor.
- v. To inspect the works at all important stages and certify that the work being executed is up to the satisfaction of the Architect/Engineer.
- vi. To certify the structural safety and overall structural soundness of the building to the Architect/Engineer.
- vii. To advise the Owner/Architect/Engineer for arranging for tests and their reports for soil, building material etc. for his evaluation and design consideration.
- viii. He/she shall prepare the revised calculations & drawings in case of any revision with reference to the earlier submission of drawing & design in a particular case.
- ix. To submit the certificate of structural safety and over all structural soundness of building to Competent Authority.
- x. To inform in writing the Competent Authority within 7 days, if for any reason he is relieved of his appointment / responsibilities as the registered structural designer for the development.
- xi. Not to provide service to further or advance work of any type on any development that does not comply with the regulation or is unauthorised as per the G.D.C.R.

d. Registration

- i. The registration fee if any shall be payable as prescribed by the Competent Authority from time to time.
- ii. The Competent Authority may black-list structure designer in case of serious defaults or repeated defaults and shall inform the All India Council of Technical Education or Associated Member (Civil Engineer) of the Institute of Engineers to take suitable action against such persons. The registration shall be liable to be revoked temporarily or permanently by the Competent Authority in such cases of negligence or default.

9.3.5 Clerk of Works / Site Supervisor

a. Qualification and Experience:

A Degree in Civil Engineering or its equivalent qualification recognised by All India Board of Technical Education or Diploma in Civil Engineering recognised by State Board of Technical Examinations of any state in India. A degree in Architect or diploma in Architect equivalent qualification to degree. In addition to the above qualifications, the applicant should have at least three years experience in professional work if he is an holder of Diploma in Civil Engineering and must have at least one year experience if he is an holder of Degree in Civil Engineering or degree in Architecture. **OR, Diploma in Building construction technology** from a recognised institute & at least five years experience in building construction Line. OR Bachelor's degree with specialised training in building construction and technology at Bachelor's level from a recognised institute and at least two years experience in construction work.

b. Scope of Work:

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

c. Duties and Responsibilities:

- i. To adhere strictly to the structural drawing specifications and written instructions of the structural designer and architect/Engineer.
- ii. To follow the provisions of N.B.C. or I.S. Specifications as regards materials, components, quality control and the process of construction.
- iii. To provide for safety of workers and others during excavation, construction and erection.

- iv. To provide safe and adequate temporary structure required for construction & erection.
- v. To bring to the notice of the structural designer and Architect/Engineer/ any situation or circumstances which in his opinion are liable to endanger the safety of structure.
- vi. To deposit with the Competent Authority one set of working drawings of the works executed along with the progress certificates before proceeding to the next stage of the work.
- vii. He shall be in charge of site and responsible for overall supervision of the work.
- viii. He/she shall ensure that all the works under his charge are carried out in conformity with the approved drawings and as per the details and specifications supplied by the registered Architect/Engineer.
- ix. He/she shall take adequate measures to ensure that no damage is caused to the work under construction and the adjoining properties.
- x. He/she shall also ensure that no undue inconvenience is caused in the course of his work to the people in neighbourhood. He/she shall also ensure that no nuisance is caused to traffic & neighbouring people by way of noise, dust, smell, vibration etc. in the course of his work.

d. Registration:

As per 9.3.3 (d).

9.3.6 Developer

a. Qualification and Experience

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

b. Duties and Responsibilities

The responsibilities of developers shall be:

- i. To obtain and submit to the Competent Authority, along with application for development permission, each progress report and application for occupation certificate.
- ii. To appoint a Registered Architect / Engineer and Structural Designer.

- iii. To obtain at relevant stages certificates from them, for submission to the Competent Authority, that in designing the real estate development and providing detailed drawings and specifications for it they have complied with requirements as laid out in the GDCR.
- iv. To appoint a registered site supervisor.
- v. To obtain and adhere to the quality assurance procedure prepared by the registered site supervisor.
- vi. To adequately enable the site supervisor to carry out his responsibilities.
- vii. To certify along with the site supervisor that the construction of the real estate development has been carried out as per the design, detailed drawings and specifications provided by the Architect / Engineer and the structural Designer.
- viii. To obtain development permission from the Competent Authority prior to commencement of construction of the real estate development.
- ix. To regularly submit progress report and certificates as required by the Competent Authority.
- x. To inform in writing the Competent Authority within 7 days, if for any reason he ceases to be the developer or is relieved of his responsibilities as the developer of the real estate development.
- xi. To inform in writing the Competent Authority within 7 days, if for any reason any of the registered professionals appointed by him have been relieved of their responsibilities.
- xii. The appointment of the registered Architect / Engineer shall mean that he has authorised the Architect / Engineer to do all things necessary and to take all adequate measures for preparing the design, drawings and specification for the project and to appoint on his behalf appropriate persons to act as registered, clerk of works site supervisor, required for the proper execution of the project and to retain on behalf of the owner any other specialist or expert required on the work of the project.
- xiii. He shall not cause or allow any deviations from the approved drawings in the course of the execution of the project against the instruction the instruction of Architect /Engineer /Site Supervisor /Clerk of Works /Structural Designer and shall bear all responsibility for any irregularity committed in the use and function of the building or its parts for which the approval has been obtained.
- xiv. When no registered construction contractor or site supervisor is required to be appointed and not appointed he shall be responsible for their duties and responsibilities under Regulations.

- xv. He shall not commence the use of building or shall not give the possession to occupy the building to any one before obtaining the occupancy certificate from the Competent Authority.
- xvi. He shall provide adequate safety measures for structural stability and protection against fire hazards likely from installation of services like electrical installation, plumbing, drainage, sanitation, water supply etc. wherever required under the regulations.
- xvii. He shall exhibit the names of registered persons only, on site and no additional names will be exhibited / displayed.
- xviii. He shall explain the construction design and its intended use as per approved plan only, to the prospective purchaser of the premises under construction.

c. Registration:

As per 9.3.3 (d).

9.3.7 Responsibilities of Owners

The responsibilities of an owner shall be:

- a. To appoint a registered architect/engineer and structural designer;
- b. To obtain at relevant stages, for submission to the Competent Authority, certificates from them that in designing the development and providing detailed drawings and specifications for it they have complied with requirements as laid out the GDCR.
- c. To appoint a registered site supervisor.
- d. To obtain and adhere to the quality assurance procedure prepared by the registered site supervisor.
- e. To adequately enable the site supervisor to carry out his responsibilities.
- f. To certify along with the site supervisor that construction of the development has been undertaken as per designs, detailed drawings and specification provided by the Architect/Engineer and the Structural Designer.
- g. To obtain development permission from the Competent Authority prior to the development.
- h. To regularly submit progress reports and certification as required by the Competent Authority.
- i. To obtain occupancy certificate from the Competent Authority prior use being made of the development.

- j. To inform in writing the Competent Authority within 7 days, if for any reason he ceases to be relieved of his responsibilities as the owner of the development.
- k. To inform in writing the Competent Authority within 7 days if for any reason any of the registered professionals appointed by him have been relieved from their responsibilities.

9.3.8 Structural Expert & Testing Laboratories

The appropriate authority shall:

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

9.4 Appointment of Employees

9.4.1 In Case of Termination of Employees

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

9.4.2 In Case of Death of Employees

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

10. Development of Land

10.1 Layout of Building Unit

10.1.1 Amalgamation and/or subdivision of building unit

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

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

10.1.2 Amalgamation and/or Subdivision of Building Unit with Existing Structures

- a. 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.
- b. Amalgamation of building unit abutting on 18.00 mt. and above width road shall be permitted subject to depth of the building unit shall not exceed three time the frontage of the building unit abutting on road.

10.2 Internal building layout in a building unit

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

10.3 Level of building unit

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

10.4 Requirement of road width

- I. **The Authority shall not approve any layout either for sub-division or for amalgamation unless it fulfils all the following requirements.**

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

Table 10.1: Width of the Roads

Sr. No.	Road length. (In mts.)	Width of road for residential use.(In mts.)	Width of road for commercial, and other non-residential use.(In mts.) excluding industrial use
1.	Upto 150	7.5	12.0
2.	Above 150 and Upto 400 mts.	9.0	15.0
3.	Above 400 mts.	12.0	18.0

Provided that the decision of the authority shall be final in computing the length of the road for the purpose of determining the width if the road is in continuation with any private road in the adjoining estate or any public road continuous to the estate, the length of the adjoining road or public road as the case may be shall be added to the length of the road in question for the purpose of determining the width.

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

NOTE:

1. Road/Access for Residential, Commercial, and Industrial as described in the above table no. 10.1:
 - (a) Internal road width shall be measured in length from the point of its origin to the next wider road it meets.
2. In the case of plot, surrounded on all sides by other plots, that is land lock plot which has no access to any street or road the Competent Authority may enforce access through and adjoining plots or plot which shall as far as possible be nearest to the street or roads to the land lock plots, at the cost of owner of the land lock

plot and such other conditions as may be prescribed by the Competent Authority.

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

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

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

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

6. The alignment of the internal road or roads shall be regulated to be in continuation of the public or private roads continuous to the applicant's plots; but in case of termination of an internal road or roads; 13.5 meter diameter turning circle or 12 Mts. x 7.5 Mts. turning "T" shall be enforced.

Provided that this requirement may be waived if the length of such as auda road does not exceed 110 Mt. in case of 7.5 Mts. wide road.

7. The level gradients, position of the services such as water supply lines, street lighting, storm water drains, sewer lines, manholes, tree etc. shall be fixed as approved by the Competent Authority.
8. There shall be minimum 4.5 mt. Clear distance between two detached low rise building/structure.
9. In development area excluding town planning scheme area, the width of one road shall be decided by the Competent Authority.
10. The development permission shall be regulated as per the proposed road network by the appropriate authority in the areas except T.P. Scheme area and agricultural zone.

III. Provided that in the case of tenement type buildings such as ownership flats, row type, cluster type, group housing, semidetached building, no margin will be necessary from the internal approach road, but steps shall not be permitted on the approach road. Further doors and windows shall not open towards the approach road.

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

10.5 Approaches to the building

10.5.1 For residential development

The width of the approach from the street to the building shall not be less than:

- 1.7mts wide provided its length is not more than 3 mts. and/or the floor area of building served does not exceed 130.00 sq.mts.
- 2.00 mts wide if its length is more than 3.00 mts. but does not exceed 9.00 mts. and/or floor area of the building served is more than 150.00 sq.mts but does not exceed 800 sq.mts.
- 3.5 mts if its length is more than 9.00 mts. & upto 15 mts. and/or the area of the building served exceeds 800 sq.mts.

If the length is more than 15.00 mts. regular width of the road prescribed in the regulation shall be provided.

10.5.2 For other than residential use

For use other than residential use, the width of the approach from the street to building shall not be less than 4.5 mts. If the length is more than 15.00 mts. regular width of the road prescribed in the regulation shall be provided.

10.6 Common Plot

Common Plot for the development of other than in agricultural and industrial zone building shall be required as under (including Town Planning Scheme):

1. For residential use and commercial use:

- (i) In a building unit of 2000 sq.mts or more in area, the common plot shall be provided.
- (ii) The minimum area of the common plot shall be 10% of the building unit.
- (iii) Common plot shall be provided in high rise building irrespective of area of building unit.

2. For other than residential, commercial & Industrial:

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

3. General Requirement

- (i) The common plot area shall be exclusive of approaches, margins no projection shall be permitted in common plot.
- (ii) Minimum size of the common plot shall be 250 sq.mts. with no side less than 10.50 mts.
- (iii) No construction shall be permitted in the common plot. Only electric substation, over head water tank, underground water tank, watchman room, community hall for occupier of respective sub plots or tenements or flats, tube well and rain water recharge well shall be permitted subject to margin as per this regulation and maximum 15% of respective common plot area.

- (iv) The area of the common plot may be permitted to be sub-divided that the common plot has a minimum area of 300 sq.mts. with no sides less than 10.50 mts.

Provided for a group housing, (building with Ground floor plus two upper floors without hollow plinth), further sub-divisions of the common plot may be allowed by the Competent Authority.

- (v) The area of this common plot shall not be deducted for the computation of Floor Space Index and Built up area of a building unit.
- (vi) In the case of “all uses except residential” total common plot may be allowed to be used as parking space including drive-way and the aisles.

In the case of residential use 50% of the total common plot may be allowed total used as parking space including drive way and aisles.

- (vii) Except in the case of “all uses except residential” the total common plot may be allowed to be used as parking space including drive-way and the aisles.
- (viii) In cases wherein layout or subdivision of land is sanctioned with provision of required common plot, common plot shall not be insisted in case of sub division of such sub plots or amalgamation of such sub plots irrespective of area.

10.7 Mixed Development (Low-Rise and High-Rise)

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

10.8 Length of a building

The length of a building shall not be more than 150.00 mts. in any case. In case of flats, apartments and institutional building where the length of building exceeds 80.00 mts., in such cases through passage of 7.50 mts. in clear width and clear height of 9.00 mts. shall be provided at every 45.00 mts. intervals at ground level.

10.9 Special Regulations for Rain Water Harvesting

10.9.1 The following Provisions shall be applicable for Installation of Rain Water Harvesting Structures (RWHS):

- a (i) For the area of building unit above 500.00 sq.mts. and upto 1500.00 sq.mts., the owner / developer shall carry out water harvesting system as specified by the authority.

In the case where the area of building unit exceeds 1500.00 Sq.mts and up to 4000 sq.mts., owner/developer has to provide / construct percolating well with rain water harvesting system in building unit and building unit having area of more than 4000 sq. meter, owner/developer has to provide / construct percolating well with rain water harvesting system in building unit at the rate of one percolating well for every 4000.00 sq.mtr or part there of building unit. The percolating pits shall be filled with small pebbles or brick bands or river sand and covered with percolated concrete slabs.

Provided that the RDA may approve the rain water harvesting structure of specifications differing from those specified here below subject to the minimum capacity of rain water harvesting being ensured in each case.

- a(ii) All the layout open spaces / amenity spaces of housing societies and new constructions /reconstructions / additions on plots having area not less than 750 sq.mts in non Gaothan areas shall have 5% of the total plot area to be kept uncovered & unpaved to enable the percolation of rain water for plots up to less than 4 ha & 10% for plot area of 4 ha and above and shall have one or more rain water Harvesting structures having a minimum total capacity as given here below. Provided that the RDA may approve the Rain Water Harvesting Structures of specifications different from those specified here below, subject to the minimum capacity of rain water harvesting being ensured in each case.

- a(iii) Having plinth built up area of 750 sq. meters or more, every such building shall be provided with required facilities and infrastructure for conservation and harvesting of rain water viz.

- b. The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for non potable purposes or recharge of groundwater, at all times. The Authority may impose a levy of not exceeding ₹ 1000.00 per annum for every 100 sq.mts of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting

structures as required under these byelaws. Rain water harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

- c. Open well of a minimum of 1 m dia. and 6 m depth into which rain water may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc. Rainwater harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated up to a depth of at least 3 m and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.
- d. An impervious surface / underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- e. The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphologic and topographical condition, the pits may be of the size of 1.20 m width x 1.20 m length x 2.00 m to 2.50 m depth. The trenches can be of 0.60 m width x 2.00 to 6.00 m length x 1.50 to 2.00 m depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials:
 - i. 40 mm stone aggregate as bottom layer up to 50% of the depth;
 - ii. 20 mm stone aggregate as lower middle layer up to 20% of the depth;
 - iii. Coarse sand as upper middle layer up to 20% of the depth;
 - iv. A thin layer of fine sand as top layer.

Top 10% of the pits / trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.

Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits / trenches. The projection of the wall above ground shall at least be 15 cms.

Perforated concrete slabs shall be provided on the pits / trenches.

- f. Terrace Water Collection: The terrace may be connected to a sump or well bore through a filtering tank by PVC pipe as recommended by Competent Authority. A valve system shall be incorporated to enable the first part of the rain water collected to be discharged out to the solid if it is dirty.
- g. Open Ground:
 - a. Whenever there is open ground a portion of top soil should be removed and replaced with river sand to allow slow percolation of rain water.
 - b. Any other methods proved to be effective in conservation and harvesting of rain water may be adopted in each and every construction taken up.

10.9.2 In case of the plots where the water table is high i.e. 10 feet or less, it is not mandatory to follow the above provisions.

1. The terrace shall be connected to the open well / bore well / storage tank / recharge pit / by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insects) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. for a roof area of 100 sq.m Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
2. The water so collected / recharged shall as far as possible be used for non-drinking and non-cooking Provided that when the rain water in exceptional circumstances will be utilized for drinking and / or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided. Also provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

10.10 Distances from Water Course

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

Provided that where a water course passes through a low lying land without any well defined bank, the applicant may be permitted by the Competent Authority to restrict or direct the water courses to an alignment and cross section determined by the Competent Authority.

10.11 Distances from Nalia Road

- a. In case of land abutting on nalia road the minimum distance from the centre of the nalia road shall be 9mts or the actual width of the nalia road whichever is higher, shall be kept as a part of the road.

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

10.12 Tree Plantation

- i. "Building unit having 1000 sq. m and more area at the rate of 3 trees for every 200 sq. mts. of building unit , for all uses, shall have to be planted on the site plan/layout plan and also has to be maintained the same.
- ii. The above conditions for plantation of trees to be maintained in the development permission and ₹500.00 per tree shall be realized as deposit from the land owner/developers.
- iii. After five years of issue of development permission, the office shall inspect the site and check whether the trees planted on site as per above are existing and proper care is taken to maintain the same, the deposit amount shall be refunded. In case the plantation has not been done nor proper care is taken to maintain the trees, the deposit amount shall be forfeited.
- iv. The above deposit amount shall be realized at the time of issue of development permission and kept deposited in a separate account by the office and the same amount shall be used for tree plantation and its proper maintenance.

- v. Authority shall make yearly provisions for tree plantation during the monsoon and to take proper care.
- vi. Selection of type of trees, how to plant and maintenance to be done by the Authority as per the instruction and in consultation with the senior officer of Forest and Environment Department.

10.13 Regulation / Bye - Laws for Installation of Solar Assisted Water Heating System

1. Solar assisted water heating system shall be provided in case of following categories of building
 - a. Hospital and Nursing Home
 - b. Hotels, Lodges and Guest Houses
 - c. Hostels of schools, colleges, training centers
 - d. Barracks of armed forces, paramilitary forces and police
 - e. Individual residential buildings having more than 150.00 sq mts. plinth area
 - f. Functional buildings for Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units
 - g. Community centers, Banquet hall, Barat Ghars, Kalyan Mandaps and buildings for similar use

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

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

SCHEDULE

1. Definitions :

- i. Solar Assisted Water Heating System : a device to heat water using solar energy as heat source
- ii. “Auxiliary backup” : electrically operated or fuel fired boilers/ systems to heat water coming out from solar water heating system to meet continuous requirement of hot water

- iii. "New Building" : Such building of above said Categories for which construction plans have been submitted to competent authority for clearance.

- iv. "Existing Building" : Such building which are licensed to perform their respective business

2. Installation of Solar Water Heating System

- a. **New Buildings:** Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The building must have a provision for continuous water supply to the solar water heating system. The building should also have open space on the rooftop, which receives direct sun light. The load bearing capacity of the roof should at least be 50 kg. per sqm. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary license to commence their business.
 - b. **Existing Buildings:** Installation of Solar Assisted Water Heating System in the existing building shall be made mandatory at the time of change of use to above said category provided there is a system of installation for supplying hot water.
- 2.1. **Capacity:** The capacity of solar water heating system to be installed on the building of different categories shall be decided in consultation with the local bodies. The recommended minimum capacity shall not be less than 25 litres per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.
- 2.2. **Specification:** Installation of Solar Assisted Water Heating Systems shall conform to BIS (Bureau of Indian Standards) specification IS 12933. The solar collectors used in the system shall have the BIS certification mark.

2.3. **Auxiliary System:** Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be.

Note: Provision of Regulation of Reuse of Water and Installation of Solar Assisted Heating System shall be applicable to the developments as mentioned in this regulation.

10.14 Regulation for Re-use of water

1. Definitions

- 1.1 'domestic waste water' means either waste water that is typically discharged from premises that are used solely for residential activities or waste water of the same character discharged from other premises.
- 1.2 'grey water' means involving non-potable water from sinks, tubs, showers and washing.
- 1.3 'pre-treatment' means any processing of industrial waste or waste designed to reduce any characteristic in waste, before discharge to the waste water system
- 1.4 'premises' means either
 - a) A property which is held under a separate card of title or for which a separate title card may be issued and in respect to which a building plans have been or may be issued, or 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,
 - b) Land held in public ownership, for a particular purpose, or
 - c) Separately assessed to local authority taxes, individual unit within building.
- 1.5 'Non – potable water' means the use of water for non-contact uses, non domestic consumption like car washing , toilet flushing, gardening, construction purposes, landscaping, drip irrigation of trees/shrubs, sub surface irrigation of lawns and recharge of ground water and uses is for bidden by virtue of powers vested with government.
- 1.6 'Prohibited industrial waste' means a industrial waste having physical and chemical characteristics in excess as decided by GPCB.

2. **Applicability:** Re-use of water shall be provided in case of following categories of buildings

2.1. All new buildings under the following use

- a) Any low rise/ high rise building having number of units 10 or more or having total built-up area more than 750 sq meters.
- b) Hospital and Nursing homes
- c) Hotels , lodges and guest houses
- d) Hostels of schools, Colleges, Training centers
- e) Barracks of armed forces, paramilitary forces and police
- f) Individual residential buildings having more than 150 sq. mts plinth area
- g) Functional buildings of railway stations and airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units
- h) Community centers, banquet halls and buildings of similar use
- i) Commercial establishments having total built up area of 2000 sq. mts or more
- j) All hazardous /water polluting/ chemical industries

Note – In Case of category of mentioned in “b,c,g,h and j” above it shall not be mandatory to provide solar assisted heating system.

2.2. Exemptions could be accorded under following circumstances, as decided by the authority.

- a. In case the existing premises cannot permit the provision of additional overhead tank for the purpose of the use of treated water.
- b. If, in the existing structure, there is no space for installation of treatment facility and collection chamber.
- c. In exceptional cases due to dearth of land or water logged areas exempted (with the approval from competent authority) from providing facility for recycling the grey water.

3. Installation of the system for the reuse of water:

3.1 New Buildings – Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for.

- 3.1.1. Every developer/builder shall provide with the provision of down take plumbing for grey water, recycling water plant, storage and reuse fitting in purple colour.
 - 3.1.2. Provide additional arrangement for carrying the excess grey water to the sewerage system may also be provided
 - 3.1.3. No nuisance of foul gases/public hazard or any other aspect endangering life
 - 3.1.4. 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 water pressure that of the portable water system. Precaution should be taken at the make-up connection to prevent cross contamination.
- 3.2 **Old Buildings:** in case of additions and alterations, systems for the Re-use of water shall be provided in accordance to these regulations.

4. **Quality of water, treatment and specifications:**

- 4.1. 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.
- 4.2. Every existing building/residential structure shall provide with the provision of recycle water plant and relevant adequate separate plumbing for grey water and reuse fitting.
- 4.3. The testing of wastes and the submission of the results shall be done in a manner in accordance with the terms and conditions prescribed by the Municipal Commissioner or the Gujarat Pollution Control Board/ the competent authority.
- 4.4. Installations for Re-use of water shall conform to relevant codes of practices

5. **General Provisions:**

- 5.1. **Mandatory Disclosure:** An occupier/owner of premises shall inform the competent authority of any change in the quality, nature of the wastes discharged from his plant or premises, the manner of their discharge of water likely to cause variations or violation under these regulations.
- 5.2. **Corrective action:** In the event it is found any person violating the provisions of these regulations, the competent authority shall issue notice and after inquiry and personal hearing take necessary corrective action.
- 5.3. **Rebate:** The competent authority may satisfy itself on the performance of recycling of the water and thereafter can give rebate on the taxes / fees leviable for the development. The competent authority may give

such rebate on the capital or recurring recoveries which the developer is liable to pay.

5.4. Dispute Resolution: All the disputes arising in the enforcement of this by these rules shall be referred to Municipal Commissioner who in turn will resolve the disputes in advise with his authorized the technical officer or any experts and intimate to the occupier/builder/developer. The decision of the competent authority will be final and binding on the occupier.

5.5. List of Authorized Laboratories shall be as authorized by Gujarat Sate Pollution Control Board or the Municipal Corporation.

11. Development Requirements for Industrial Zone

11.1 Plot Size

11.1.1 Minimum plot size for layout & sub division of land for industrial uses shall be minimum 500 sq. m.

11.2 Margins

Margins for Industrial Uses

Table 11.1: Margins for Industrial Use

Plot size	Road side	Other sides
More than 500 sq. m. & up to 1000 sq. m.	6.0 m.	3.0 m.
More than 1000 sq. m & up to 2500 sq. m	6.0 m.	4.5 m.
Above 2500 sq. m to 5000 Sq. m	7.5 m.	4.5 m.
Above 5000 Sq. m	9 m.	6 m.

11.3 Height of Building

The maximum permissible height of buildings in GPCPIR shall be as stipulated by the Chief Fire Officer and Fire Advisor (F.A), which in turn shall be govern by the availability and capacity of the local fire fighting facility.

11.4 Permissible Floor Space Index (F.S.I) & Maximum Permissible Built Up Area (Ground Coverage)

11.4.1 Maximum Permissible F.S.I & Built Up area shall be as under

Table 11.2: Maximum permissible F.S.I & Built Up Area (Ground Coverage)

Sr.	Land-use	Max. Permissible FSI	Max. Built UP Area
1.	Industrial a) Flatted Factories b)Service industry	1.2 1.2	50%
2.	Information Technology In the existing and already developed areas wherein the infrastructure in	1.8	30%

rule shall also apply to the category of industries mentioned at (a) & (b) above, provided storage of such gases and hazardous materials, which require safety area, around such storage of material, is undertaken by such industries.

- III. Chemical plants have open type structures, without roof, shall deemed to have utilized, the ground coverage and FSI permissible, on erection of such plants, subject to the condition, that any additions or alterations to such open type plants, within the occupied area of the plant, by erection of additional tanks, vessels, pipelines and other structures which are incidental/essential to the said chemical plants shall be permissible. However, no separate FSI or ground coverage for the land occupied for such open type plants of chemical industries shall be permissible. Such open type chemical plants shall have all around the plant 10m road and the area covered within the external boundary of such road shall be treated as the area of chemical plant, and that a portion of plot shall deemed to be utilized in so far as the permissible ground coverage and FSI of the plot is concerned.

11.4.2 Relaxation in FSI

- I. The Competent Authority shall permit the F.S.I. and built up area of any land/plot or building unit on the basis of its original area, if the owner such surrenders the effected land by road widening or for construction of new road without claiming any compensation thereof provided that all other requirement mentioned in this regulations are fulfilled
- II. Minimum required space of setback/margin shall have to be provided from the new boundary of land/plot affected by road widening.

11.5 Common Plot

11.5.1 Common Plot for the development of industrial units shall be required as under

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

11.5.2 General Requirements

a) Size of plot

1. The common plot area shall be exclusive of approaches, margins no projection shall be permitted in common plot.
2. Minimum size of the common plot shall be 250 sq.mts with no side less than 10.50 m.
3. 15 % of the common plot may be permitted for the construction of community building on ground floor, electric sub-station, tube well overhead water tank, underground water tank, rain water recharge well for the common use shall be permitted subject to margin as per this regulations and rest of the common plot shall be kept open to sky.

No construction shall be permitted in the common plot. Only electric sub-station shall be allowed in “tube well, over head water tank, underground water tank’, rain water recharge well shall be permitted.

4. The area of the common plot may be permitted to be sub-divided that the common plot has a minimum area of 300 sq.mts. with no sides less than 10.50 m.
5. The area of this common plot shall not be deducted for the computation of Floor Space Index and Built up area of a building unit.
6. In the case of “all uses except residential” total common plot may be allowed to be used as parking space including drive-way and the aisles.
7. In cases wherein layout or subdivision of land is sanctioned with provision of required common plot. Common plot shall not be insisted in case of sub division of such sub plots or amalgamation of such sub plots irrespective of area.

Note: For any development permissible within industrial zone other than industry, provisions for common plot shall be required as per the Regulation No. 10.6.

11.6 Requirement of Road Width

1. The following provisions shall apply for approaches/ access to the structure within a plot.

Table 11.3: Width of the Road

Sr.No.	Road Length (in mts.)	Width of the road (in mts.)
1	Up to 150 m.	12.0
2	Above 150 and upto 300	15.0
3	Above 300	18.0

- a. No building shall be erected so as to deprive any other building of the means of access.
- b. Every person who erects a building/structure shall not at any time erect or cause or permit to erect or re-erect any building/structure which in any way encroaches upon or diminishes the area set apart as means of access.
- c. In the case of buildings for industrial/institutional and commercial users with area of plot not less than 5,000 sq. m, following additional provisions for the means of access, around such buildings, shall be ensured:
 - i. If there are any bends or curves on the approach road around building, not less than 9 m width shall be provided at the curve, to enable the fire fighting vehicle & related equipments to turn. The turning radius shall be at least of 9 m.
 - ii. The approach to the building and open space on its all sides, up to 6 m width and the layout for the same shall be as approved by the Chief Fire Officer and Fire Adviser, RDA and the same shall be of hard surface, capable of taking the weight of fire engine, weighing up to 18 tonnes. The said open space shall be kept free from obstructions and shall be motor able.
 - iii. Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m the entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire fighting vehicles. If main entrance at boundary wall is built-over, the minimum clearance shall be 4.5 m.
 - iv. For multi-storied group of residential buildings, consisting of more than one building in a plot, approach road shall be

minimum 9 m in width and for every individual building; there shall be a minimum space of 6 m width.

- v. At every entrance, cross drain of size not less than 900 mm dia. for coastal area and 450 mm diameter for non-coastal area or as directed by RDA, shall be provided.
- d. The shape of the plots, the junction of the roads, curves at the corners shall be designed as directed by the Competent Authority.
 - i. **Curves at the junction:** The curves shall be provided at the junction of roads as prescribed below:
 - i. 4.5 m radius if the width of the road is 9 m or less.
 - ii. 6.0 m radius if the width of the roads is more than 9 m but not more than 18 m.
 - iii. 7.5 m radius if the width of the road exceeds 18 m.
- e. The alignment of the internal road or roads shall be regulated to be in continuation of the public or private roads continuous to the applicant's plots; but in case of termination of an internal road or roads; 13.5 m diameter turning circle or 12 m x 6 m turning "T" shall be enforced. Provided that these requirements may be waived if the length of such road does not exceed 110 m in case of 7.5 m wide road.
- f. The level gradients, position of the services such as water supply lines, street lighting, storm water drains, sewer lines, manholes, tree etc. shall be fixed as approved by the Competent Authority.
- g. In development area excluding town planning scheme area, the width of one road shall be decided by the Competent Authority.

11.7 Water Closet and Bathroom

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

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

11.8 Length of Building

The length of a building shall not be more than 150.00 mts. in any case.

11.9 Soak Pit

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

Septic tank/Soak pit/Soak well may be allowed in margin.

Structural safety certificate from the licensed structural engineer should be required for location of soak pit, to avoid damage to structures as well as soak pit/soak well/ septic tank.

General Design and location criteria by considering local condition shall be in conformity with the general instructions as may be issued by Competent Authority from time to time.

11.10 Collection of Dry and Wet Waste

For every industrial unit shall arrange for collection of dry & wet waste in closed container within their premises for eventual collection & disposal by the Appropriate Authority.

11.11 Provisions of Bore well

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

12. Development Requirements Other Than Industrial Zone

12.1 Permissible & non permissible uses

12.1.1 Uses Not Permissible

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

Table 12.1: Non Permissible Uses as per Road Width

Road width	Uses not permissible
a) 24 metres & above.	All educational institutions up to SSCE level.
b) 18 metres and less than 24 metres.	Cinema Hall, town hall, college, technical institution
c) 12 metres and less than 18 metres.	All uses mentioned in (b) above and High rise buildings, lecture rooms, hotels, auditorium, petrol pump, general hospital & polyclinic, community hall
d) 9 metres and less than 12 metres	All uses mentioned in (b) & (c) above and building with more than 13 metres. Height.
e) 6 metres and less than 9 metres.	All uses mentioned in (b) , (c) and (d) above and Apartments/Flat type building

12.1.2 Uses Permissible for Commercial Development in Residential Area

Table 12.2: Permissible Uses

Road width	Floor
1) Below 9 metres	Nil
2) 9 metres and less than 12 metres	Ground floor
3) 12 metres & below 18 metres	Ground & first floor
4) 18 metres and above	All floors

Note: Provided that these regulations shall not be applicable for authorized existing uses prior to these regulations.

12.2 Plot Size for Different Uses

12.2.1 Residential Uses

Table .12.3: Layout and Sub – division of Land –Residential Plots

Sr.No.	Types of Development	Minimum Plot area in Sq.m
1	Low income group and EWS Housing	25 Sq.m plot area with a minimum width of 3.5 m
2	Row Housing	50 to 200
3	Semi-detached housing	150 to 300
4	Detached type housing	Above 250

12.2.2 Building unit with area of 25 sq.metres to 80 sq.metres may be allowed on roads upto 7.5 metres width and less.

12.2.3 Minumum area of a building unit for high rise building shall be 1500 sq.metres and it shall front on at least 18 m. wide roads, and that the frontage of the plot on such roads shall not be less than 18 m.

12.2.4 Minimum area of a Building Unit for Primary School and High School shall be 1000.00 sq. metres.

12.2.5 Minimum area of Building Unit for Educational Institute, Community Hall, Marriage Hall, Town Hall, Assembly Hall (All types of hall), Cinema, and Theatre shall be 2000.00 sq. metres.

12.2.6 Minimum area of a Building Unit for petrol pump without service station shall be 1000.00 sq. metres and petrol pump with service station shall be 2000.00 sq. metres.

12.2.7 Minimum area of building unit for worship and Religious places shall be 500 sq metres and maximum built-up area shall not be more than 20% of the building unit area.

12.3 Margins and Maximum Built-Up Area

12.3.1 Residential, Commercial & Other than Industrial Uses

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

Table 12.4: Road side Margin for other than Industrial Uses

Width of proposed roads(mts.)	Minimum road side margin(mts.)	Remarks
Road up to 9 mts. and less.	3.0	For the existing built up area the margins requirement may be relaxed on merits of individual case subject to the other regulations.
More than 9mts and up to 12 mts.	4.5	
More than 12 mts and up to 18 mts	6.0	
More than 18 mts and up to 30 mts	7.5	
More than 30 mts and up to 45 mts	9.0	
More than 45 mts and up to 60 mts	9.0	
Above 60	12.0	

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

Table 12.5: Other than Road side Margin excluding Industrial Uses

Plot-size	Margins other than road side	Maximum built- up of any floor
Up to 150 sq.mts.	3.00 mts. (rear side)	60%
Above 150 sq.mts and up to 250 sq.mts.	3.00mts (rear side) and 1.5 mts. (any one side)	50% or 90 sq.mts whichever is more
Above 250 sq.mts	3.0 mts in all sides except road side subject to these regulations as the case may be	45% or 150 sq.mts. whichever is more
For highrise building.	As per table 12.6 (Regulation No. 12.3.1/ (iv))	30%

- iii. In case of sub division/sub plotting of Survey no/Final Plot/Block No, the area of sub divided building unit is up to 250 sq. mts. Minimum, 3.00 mt. margin shall be required along the boundary of Survey No/ Final Plot/ Block No and Boundary of sub divided building unit as the case may be.
- iv. High Rise Buildings: In the case of building units to be developed with one or more high rise buildings, the minimum margins and open space above the ground level and between the buildings shall be provided as under:

Table 12.6: Margins for High Rise Building

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

Explanation

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

Note:

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

12.4 Floor Space Index (FSI)

12.4.1 Maximum permissible built up area and F.S.I. for Residential, commercial & Other than Industrial Zone

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

Table 12.7: Maximum permissible FSI for built up Area Ground coverage

Sr.No	Use- zone	Maximum permissible Built-Up area	Maximum permissible FSI
1.	Residential zone	As per Table 12.5 (Regulation No.12.3.1/(ii))	1.80
2.	Gamtal Buffer Zone	As per Table 12.5 (Regulation No.12.3.1/(ii))	1.2
3.	Commercial zone	45% (low rise building 30% (high rise building)	1.80 2.50

12.4.1.2 Maximum Permissible Height

The maximum height of any building shall be 30 metres from the plot level to the top of the building, except parapet not exceeding 1.50 mt. in height subject to other regulations but excluding the height of stair cabin, lift well, water tank, parapet over the roof.

12.4.1.3 Relaxation in FSI

- i. The Competent Authority shall permit the F.S.I. and builtup area of any land/plot or building unit on the basis of its original area, if the owner such surrenders the effected land by road widening or for construction of new road without claiming any compensation thereof provided that all other requirement mentioned in this regulations are fulfilled.
- ii. Minimum required space of setback/margin shall have to be provided from the new boundary of land/plot affected by road widening.

12.5 Open Spaces

12.5.1 Open Air Space

- 12.5.1.1 Every such interior or exterior open air space shall not be less than the width prescribed in the following scale and may be provided at the plinth level or at the floor level of every such room. Linear interpolation from a height not specified herein will be permitted.
- 12.5.1.2 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.
- 12.5.1.3 For the purpose of the above bye-laws, the depth of the room shall not be more than three times the width of the room which abuts on the air space.

Table 12.8: Open Spaces

Minimum width of open air space throughout (m)	Where height of building (above plinth adjoining the open air space) does not exceed (m)
3	10
4	13
5	16
6	20
7	24
8	30

12.5.2 Water Closet and Bathroom

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

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

12.5.3 Open Space to be Open to Sky

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

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

13. Development requirements for natural growth of Gamtal Buffer Zone

13.1 Uses Permissible

Uses permissible on Road widths below 18 m.	Uses Permissible on Road widths 18 m & above
(1)	(2)
Semi-detached and Detached Houses	All uses mentioned in column (1)
Row Houses	Service Establishment
Low Cost Housing	Nursing Home/Hospital
Cottage Industries	College/Training Institute
Dispensary/Clinic	Public facilities Buildings
Public Utility Buildings	Wadi/Party plot
Parks, Gardens & Playgrounds	Snack bar / Cafeteria/Restaurant
Apartment Complex and Convenience Shopping	Tourism & recreation based facilities
School	Banking/Professional Offices
Religious Buildings (Permissible only on roads 12 m and above)	

13.2 Permissible Height and Bulk Requirements

The permissible Height and Bulk Requirements are as follows:

- i. Permissible height: G + 2
Hollow plinth of 2.80 m including beam shall be allowed in addition.
- ii. Maximum FSI permissible: 1.2
- iii. Maximum allowable Coverage: 45%
- iv. Road side/Front Margin: As per the Regulation No 12.3.1

13.3 Other than road side margins requirements

Other than road side margins requirements for the above uses are as follows:

Sr. No	Plot Size(in sq m)	Margins	
		Rear	Sides
1	50	1.5	-
2	Above 50 & upto 150	2.0	-
3	Above 150 & upto 300	2.0	2.0 on one side
4	Above 300 & upto 500	2.0	1.5 on bothsides
5	Above 500	3.0	3.0 on bothside

Note:

- i. The minimum width of internal road in layout shall be 7.50 mts.
- ii. Tree plantation to the extent of 4 trees per building or 50 trees per hectares is compulsory.
- iii. In addition to the above four conditions other development control regulations mentioned in GDCR will be applicable for the development.
- iv. One 9 mts wide road shall be decided by the competent authority.

14. Development Requirement for Residential Township

14.1 Introduction

These regulations shall apply to any Residential Townships proposed within the Gujarat Petroleum Chemical Petrochemical Special Investment Regional Development Authority (GPCPSIRDA)

14.2 Definition

1. "**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.
2. "**Gross Plot Area**" shall mean area after subtracting of the land under Public Purpose Infrastructure from the total area of the township
3. "**Global FSI**" shall mean FSI permissible under this regulation irrespective of the Zone.
4. "**Infrastructure**" shall include 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;
5. "**Maintenance period**" shall mean minimum period of seven years from issue of building use permit.
6. "**Prescribed Officer**" shall be an officer appointed as such by the Competent Authority.
7. "**Public Purpose Infrastructure (PPI)**" shall mean the infrastructure provided as per these regulations which the developer shall
 - Develop, as per prescribed guidelines and on completion transfer it to the appropriate authority;
 - Operate and maintain for the maintenance period;
 - Development shall be carried out as per the specifications approved by the Appropriate Authority;

- Provided that for the purpose of administration, the PPI shall vest with the Appropriate Authority.
8. **“Township Sub Developer”** shall mean and include a person, a registered cooperative society, an association, a firm, a company, a joint venture, and institutions, a trust or any other entity recognized in law to make an application to develop a plot of a minimum of 10 Hectares in the Residential Township.

Provided that a **Residential Township having Foreign Direct Investment (FDI)** shall be regulated as per the norms prescribed by Government of India.

9. **“Township Developer”** shall mean and include a owner/person/persons/ registered cooperative society etc/ association/ firm/ company/ joint ventures/ institution/ trusts entitled, to make an application to develop any Residential Township;
10. **“Zone”** shall mean the zone as designated in the prevalent (**Draft**) Development Plan of **GPCPSIRDA**,

14.3 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, for the development of Residential Township 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 govt. 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;

14.4 Apex Authority Level Screening Committee

Apex Authority level screening committee of the member mentioned hereunder shall review the proposals received from Competent Authority/ prescribed officer for approval and members of the committee are:

Table 14.14.1: Members of the Committee

Sr.No	Officer	Designation
1	Principal Secretary, Industry and Mines	Chairman
2	Chief Executive Officer of GIDB	Member
3	VC & MD ,GIDC	Member
4	Chief Engineer & Member Secretary, GIDC	Member
5	Chief Town Planner, GIDB	Member Secretary

14.5 Procedure for securing the permission

Subject to the provisions of these regulations and the GDCR, any township developer intending to develop under these regulations, may apply under section 16(3) to GPCPSIRDA, along with the required documents and forward copy to the prescribed officer.

With regard to procedure, the manner of application, the documents to be submitted along with the applications, 'the protocols of drawings' to be submitted, unless otherwise prescribed, the provisions of GDCR shall apply mutatis mutandis.

14.6 Contents of the Township Proposals

The proposal shall include:

- i. Master plan of the area demarcating the details for all parcels of land separately for
 - Public purpose infrastructure;
 - Primary infrastructure;
 - Rest of the uses;

- ii. detailed area statement of each parcel of land as mentioned in above, the FSI calculations;
- iii. layout of buildings and infrastructure as per norms;
- iv. detailed plans for the buildings and infrastructure;
- v. estimates to develop the infrastructure separately for crossover infrastructure and other infrastructure;
- vi. Details of project finance;
- vii. management plan including proposals maintenance and upkeep
- viii. proposal expressing the ability to develop and maintain such project;

14.7 Public Purpose Infrastructure

14.7.1 Cross over infrastructure & Road

The crossover infrastructure shall be provided as per the specifications of the competent authority and shall:

1. Sync with the T.P. / D.P. roads in the vicinity.
 - i. 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.
 - ii. The total area of the crossover infrastructure shall be minimum 10% of the Township area of 40 ha, and for each additional area of 20 ha. the cross over infrastructure shall be provided @ 12 %.
 - iii. 30 mts wide road shall be provided within the township limit which will pass through from one end to other end of the town ship limit. However, this road shall not be allowed the periphery of the township limit.

14.7.2 Other amenities

1. 5% for School, Hospital and Public Amenities; and
 - i. 5% for Parks and Garden, catering to the neighbourhood with public access. Such plots shall have minimum area not less than 3000 sq mts;

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 Appropriate Authority.

14.8 Physical Planning Parameters

1. Fill up or reclamation of low-lying, swampy or unhealthy areas, or levelling 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 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 maintained 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;

14.9 Responsibilities of the Township Developer

The Township Developer in 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 the entire encumbrance to the competent authority. To this effect the township developer shall give an undertaking;

12. On issue of the building use permit, organize to form a Registered Cooperative Society of all beneficiaries, elect a promoter / president, issue share capital to each of the beneficiary.
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.

14.10 Built-Up Area and Height

Built-up area shall be regulated as under:

1. 45 % in case of low-rise building and 30 % in case of high-rise building
2. Height of the buildings shall be permitted as per GDCR. However additional height maximum upto 40 mts shall be permitted on payment at 7 % of the Jantri Rates.

14.11 Development of External (Offsite Infrastructure)

The Township Developer shall provide the offsite infrastructure as under:

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 to connect with the city drainage system;
4. Arrange for the power supply;
5. Bear the entire cost for the offsite infrastructure.

14.12 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:

1. Total FSI permitted on gross plot area and shall be sum of Global FSI and Additional FSI as under:
 - Global FSI (GFSI) shall be 1.0.

14.13 Grant / Refusal of the Permission

1. On the receipt of the recommendation of the authority or otherwise, the State Government under section 16(4) of the act, may relax the GDCR and these regulations to grant or refuse the proposal.

- a. Validity and lapse of the permission:

Every permission granted or deemed to have been granted under section 16(4) shall remain in force for a period of one year from the date of such grant and there after it shall lapse:

Provided that, the appropriate authority may, on application made to it, from time to time, extend such period by a further period or periods not exceeding one year at a time, so however, that the extended period shall in no case exceed three years in the aggregate:

Provided further that the lapse of the permission as aforesaid shall not bar any subsequent application for fresh permission under this Act.

- b. Development to be commenced within one year from the issue of the permission to construct or the NA order, whichever is earlier;
- c. Interpretation of these regulations

If any question or dispute arises with regard to interpretation of any of these regulations the decision of the government shall be final.

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.

14.14 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 appropriate authority;
2. The prescribed appropriate authority shall, on the merits, address the issues to:
 - Direct the developer to resolve the issue;
 - May resolve the issue to by reconstructing/ repairing at the cost of developer.
3. The prescribed authority shall recover the cost by revoking the bank guarantee for the cost incurred for the works required to be done by the prescribed authority as per above clause.

14.15 Zoning, Ground Coverage & Other Regulations

Residential Township shall be permitted within RDA, PCPIR limit irrespective of any zoning except industrial zone.

1. Where ever not mentioned, the provision of GDCR shall be applicable mutatis mutandis
 - a. 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.

14.16 Supervision and Monitoring of the Quality of Construction

- i. To ensure that the quality of construction of public purpose infrastructure, the appropriate authority, shall appoint a consultant who would supervise the quality and timely execution of the project.
- ii. The Township developer for supervision, deposit 20% of the estimated cost of cost of public purpose infrastructure. Such deposit shall be refunded once the consultant issue of completion certificate.

14.17 Socially & Economically Weaker Section Housing (SEWH) and Other Infrastructure

14.17.1 Socially & Economically Weaker Section Housing (SEWH)

- i. SEWH 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,
- ii. The township developer shall develop the SEWH as per the regulations in **Appendix-A**;
- iii. The township developer shall develop and dispose such housing in consultation with the appropriate authority.

14.17.2 Roads

- i. Minimum area of roads shall be 15% excluding the crossover infrastructure road.
- ii. The road network shall be provided in proper hierarchy, and as per standard road widths.

14.17.3 Other Infrastructure

- i. Minimum area of open spaces including gardens shall be 5% excluding the crossover infrastructure road.

15. Regulations for Special Structures

15.1 Special Structure

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

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

1. **Location:** The building, for malls, multiplexes with or without mall shall be located directly on a road of 30 mts. or more in width and for other uses shall be located directly on a road of 18 mts or more in width, either existing or proposed subject to other regulations.
2. **Open Spaces :** In case of above uses, open spaces shall be provided as under:

Front open space of 12 mts. width from the side abutting on the road shall be provided. Such open spaces may be permitted to be covered up to 6 mts. from the building line with a projected cantilever structure at a height of not less than 3.00 mts. from the ground level.

Sides and rear open spaces of 6 mts. width shall be provided. In addition to the above, the Bombay Cinema Rules adopted by the State Govt. for cinemas and Janta theatres as amended from time to time, will also be applicable.

3. **Minimum Requirements:** The following requirement shall be provided.
 - i. The aggregate area of foyer exclusive of all passages shall be provided at every sitting-level at the rate of 0.1 sq.m. per seat at that level, subject to minimum foyer width of 4.5 mts.
 - ii. Entry and exit passages of minimum 3 meters width shall be provided.
 - iii. Water-room and snack-bar shall be provided.
 - iv. The booking-office shall always be so located that intending purchasers of tickets have not to queue up in open space.
4. **Plinth:** The plinth shall be measured at the foyer level and it shall not be less than 45 cms.
5. **Corridor:** No landing, lobby, corridor or passage, not being an internal passage between and/or across rows of seats, intended for use as an exit; shall be less than 3 meters in width and there shall be no recess

or projections in the walls of such passages or corridors within 1.8 mts. of the ground.

6. **Doors:** The auditorium doors shall be provided at the rate of not less than one door of a dimension of 1.5 meters in width and 2.1 meters in clear height for every 150 seats or part thereof. All outside doors for the use of the public shall be made to open outwards and in such manner that when opened, they shall not obstruct any gangway, passage, stairway or landing. These doors shall be provided in such a way that they open in aisles or cross-aisles provided under these regulations.
7. **Balcony, its height, floor of an auditorium and arrangement of seats:**
 - i. The height of the bottom balcony of the gallery shall not be less than 3 meters from the floor of the auditorium.
 - ii. The clear distance between the backs of two successive rows shall not be less than 100 cms. but for seats with rocking backs it may be 90 cms.
 - iii. The minimum width of balcony steps shall be 80 cms. Provided that for the front and rear steps this distance shall be 90 cms.
 - iv. The minimum height of the roof or ceiling at the highest steps of the balcony shall be 3.0 meters and at no place the distance between the nodding and lowest projection ray shall be less than 2.4 meters.
 - v. The minimum width of the seat shall be 50 cms. provided that 25 percent of the total seats may permitted up to the width of 45 cms. to adjust the staggering of the seats. The width of the seats shall be measured from centre to centre of hand rails or arm rests.
8. **Aisles:** Clear aisles not less than 1.2 meters in width shall be formed at right angles to the line of seating in such number and manner that no seat shall be more than 3.8 meters away from any aisles measured in the line of seating. Where all these aisles do not directly meet the exit doors, cross aisles shall be provided in such number and manner that no row of seats shall be more than 7 meters away from cross-aisles. The width of cross aisles shall be 1.2 meters.

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

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

9. Sanitary Accommodation:

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

10. Visibility Requirement:

- i. The seat nearest to the screen shall not be nearer than the effective width of the normal picture (ratio 1:1.33). This distance shall be $\frac{3}{4}$ in case of cinema scope and other wide angles techniques and one half in case of 70 mm. presentations.
- ii. The elevations of the balcony seats shall be such that line of sight is not inclined more than 30° to the horizontal.
- iii. The seats should preferably be staggered side-ways in relation to those in front, so that a spectator in any rows is not looking directly over the head of the person immediately in front of him.
- iv. The position and height of the screen shall be regulated in such a way that the maximum angle of the line of vision from the front seat to the top of the screen shall not exceed 50.

11. Ventilation :

Every auditorium shall be lighted and ventilated by doors, ventilators and windows abutting on an interior or exterior open air space which shall not be less than $\frac{1}{5}$ th of the total floor area provided that if exhaust fans are installed or if the auditorium is air-conditioned, the requirement of this clause may be suitably relaxed by competent authority.

12. Minimum Requirement of Stairs :

- i. Except where otherwise provided under these Regulations/byelaws the minimum clear width of all the stairs shall be 1.5 mts.

- ii. No stair-case shall have a flight of more than 15 steps or less than 3 steps and width of the landing between such flights shall be of the same width of the stair-case. The tread of the step shall not be less than 30 cms. The riser shall not be higher than 10 cms.
- iii. No space less than 2.4 mts. in height shall be allowed under the floor of auditorium.
- iv. Except for a double-decker-cinema or theater, the access to the auditorium from the ground floor, if it is on upper floor or on stilts shall be provided by not less than three stairs; two of which shall be exit stairs. The clear width of these next stairs shall not be less than 2 meters.
- v. The access to balcony floor from auditorium floor shall be provided by not less than three stairs, two of which shall be exit stairs.

Provided that if one exit stair is to be provided instead of two, its minimum width shall be 2.4 mts.

- vi. In case of double-decker-cinema or theatre :
 - 1. The access to upper class auditorium from ground floor shall be provided by at least three stairs out of which two shall be exit stairs with minimum clear width of 2 mts.
 - 2. The access to lower class auditorium from ground floor shall be provided by at least two stairs, one of which shall be exit stair.

13. No permission shall be given for converting existing air-conditioned cinema theatre into non-air-conditioned cinema theatre.

14. Air-Condition:

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

- Temperature range: 72⁰ F to 80⁰ F
- Change of Air per hour-approximate 10 times.
- Relative Humidity 50% to 60%
- Fresh air requirements 7.5 C.F.M. per person approximately.

15.2 Requirements of Individual Exits at Each Floor

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

1. Corridors:

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

2. Doorways:

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

3. Revolving doors:

- a. Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies; they shall not constitute more than half the total required door width.
- b. When revolving doors are considered as required exit ways :

4. Internal stairways:

Stairways shall be constructed of non-combustible materials throughout.

- a. Any interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely closed.
- b. A staircase shall not be arranged around a lift unless the later is entirely enclosed by a material of fire resistance rating as that for type of construction itself. For multi-storied, high-rise and special buildings, the staircase location shall be to the satisfaction of the Chief Fire Officer.

- c. In multi-storied/high rise and special building, access to main staircases shall be gained through at least half-an-hour fire-resisting automatic closing doors placed in the enclosing walls of the staircases. They shall swing type doors opening in the direction of the escape.
- d. No living space, store or other space, involving fire risk, shall open directly into a staircase.
- e. The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.
- f. In multi-storied high rise and special building, exit signs with arrows indicating the escape route shall be provided at a height of 1.5 m. from the floor level on the wall and shall be painted with fluorescent paint. All exit way signs should be flush with the wall and so designed that no mechanical damage to them can result from the moving of furniture or other heavy equipment.
- g. Where a building has a single staircase, it shall terminate at the ground floor level, and the access to the basement shall be by a separate staircase. Where the building is served by more than one staircase, one of the staircases may lead to the basement level by either a ventilated lobby or a cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut-off from the basement area at various basement levels by a protected and ventilated lobby/ lobbies.

5. Fire escape or external stairs:

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

- a. They shall not be taken into account in calculating the evacuation time of building
- b. All of them shall be directly connected to the ground.
- c. Entrance to them shall be separate and remote from the internal stair-case.
- d. Routes to the fire escape shall be free of obstruction at all times, except for a doorway leading to the fire escape, which shall have the required fire resistance.
- e. They shall be constructed of non-combustible materials.

- f. They shall have a straight flight not less than 75 cm wide with 15cm. Treads and risers not more than 19 cm. The number of risers shall be limited to 16 per flight.
- g. They shall be provided with handrails at a height not less than 90 cm. above the tread.

6. Ramp :

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

7. Refuge area :

- a. In multi-storied and high-rise buildings, at least one refuge area shall be provided on the floor immediately above every 18 mts. of building height.
- b. Such space should abut on external walls.
- c. It shall have a minimum area of 1.5 sq. mts. and a minimum width of 0.75 mt.
- d. Structural Safety and Services

15.2.1 Structural Design

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

1. For Earthquake Protection

- IS:1893-1984 "Criteria for Earthquake Resistant Design of Structures (Fourth Revision)"
- IS:13920-1993 "Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces - Code of Practice"
- IS:4326-1993 "Earthquake Resistant Design and Construction of Buildings - Code of Practice (Second Revision)"
- IS:13828-1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines"

- IS:13827-1993 "Improving Earthquake Resistance of Earthen Buildings - Guidelines",
- IS:13935-1993 "Repair and Seismic Strengthening of Buildings - Guidelines"
- "Improving Earthquake Resistance of Buildings - Guideline", by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council, 1998.

2. For Cyclone/Wind Storm Protection

- IS 875 (3)-1987 "Code of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads"
- "Improving Wind/Cyclone Resistance of Buildings - Guideline", by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council, 1998.

Note: Wherever an Indian Standard including those referred in the National Building Code or the National Building Code is referred, the latest version of the same shall be followed.

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

15.2.2 Quality Control Requirements.

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

15.2.3 Tests

Whenever there is insufficient evidence of compliance with the provisions of the Regulations or evidence that any material or method of design or construction does not conform to the requirements of the Regulations, in order to substantiate claims for alternative materials, design or methods of construction, the Competent Authority may require tests, sufficiently in advance, as proof of compliance. These tests shall be made by an approved agency at the expense of the owner as follows:-

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.
 - The testing of the materials as per Indian Standards shall be carried out by laboratories approved by the competent authority in this behalf.
 - The laboratory/agency shall work out in consultation with the construction agency a testing programme of materials such as cement, steel and quality of concrete including its mixing, laying and strength at site as well as in the laboratory.

- This should cover various stages of construction from foundation to completion as per Regulation. The laboratory shall maintain a duly authenticated report in a bound register, copy of which will be submitted to the construction agency, which will in turn forward the testing report to the competent authority.

15.2.4 Structural Stability and Fire Safety of Existing Buildings

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

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

15.3 Building Services

1. **Electrical Installations:** The planning, design and installation of electrical installation, air-conditioning and heating work shall conform to the provisions of Part VIII Building Services. Section-2 Electrical Installations. Section-3 Air-conditioning and Heating. National Building Code of India.
2. **Lift:**
 - **Planning and Design:** The planning and design of lifts including their number, type and capacity depending on the occupancy of the building, the population on each floor based on the occupant load and the building height shall be in accordance with Section-5 Installation of Lifts and Escalators, National Building Code of India.
 - **Maintenance:**
 - i. The lift installation should receive regular cleaning, lubrication adjustment and adequate servicing by authorised competent persons at such intervals as the type of equipment and frequency of

service demand. In order that the lift installation is maintained at all times in a safe condition, a proper maintenance schedule shall be drawn up in consultation with the lift manufacturer and rigidly followed. A logbook to record all items relating to general servicing and inspection shall be maintained. The electrical circuit diagram of the lift with the sequence of operation of different components and part shall be kept readily available for reference by persons responsible for the maintenance and replacement, where necessary, to the satisfaction of the competent authority.

- ii. Any accident arising out of operation or maintenance of the lifts shall be duly reported to the competent authority.

15(A) Development Requirements for Hotel

1. SHORT TITLE, EXTENT AND COMMENCEMENT

- a) These regulations may be called “Regulations for Hotel- 2011”
- b) These regulations shall be applicable within the Jurisdiction of the appropriate authority constituted under Gujarat Special Investment Region Act, 2009.

2. APPLICABILITY

These regulations shall apply to any Hotel buildings proposed under these regulations.

3. DEFINITION

- a) “**Act**” means the Gujarat Special Investment Region Act, 2009.
- b) “**Appropriate Authority**” means authority as defined under Act.
- c) “**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.
- d) “**Developer**” means and include owner/person/persons/registered society/association/firm/company/joint ventures/institutions/trusts entitled to make an application to develop any hospitality project;
- e) “**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;
- f) “**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;
- g) “**Fire Officer**” means the Chief Fire Officer of the Municipal Corporation;
- h) “**GDCR**” means the prevalent General Development Control Regulations applicable for the relevant appropriate authority;
- i) “**Guest Drop Off Canopy**” means the canopy at the main entrance.
- j) “**Hotel**” means any building or group of building 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, restaurants.

- k) **“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;
- l) **“Service Floor”** means a floor not exceeding 2.2 mts. Height, which shall be buffer to take care of structural transit, laying and looping of the service lines, and other purposes.
- m) **“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.
- n) **“Zone”** means the zone as designated in the prevalent sanctioned development plan of the appropriate authority.

4) DUTIES OF THE COMPETENT AUTHORITY

- a) The competent authority shall;
 - i. Within 30 days from the receipt of the application, recommend to the Apex Authority/GIDB to approve or refuse the proposal;
 - ii. Part any proposal if forms a part of any notified water lobby or any other area which the authority decides for not being appropriate may after an inquiry deny with reason in writing.

5) PROCEDURE FOR SECURING THE PERMISSION

- a) Subject to the provisions of these regulations and GDCR, any developer intending to develop under these regulations shall apply along with the required documents and drawings as per GDCR to the competent authority under Section 15 (4) (b) of the GSIR Act, 2009 and Section 26 of the GTP&UD Act, 1976, and the competent authority shall forward with its opinion to the Apex Authority/GIDB;
- b) The Apex Authority/GIDB shall under Section 16 of the GSIR Act, 2009 and Section 29 (1) (ii) of the GTP&UD Act, 1976 take decision and make necessary orders to grant the permission. The competent authority shall grant permission in accordance to such Apex Authority/GIDB orders;

6) PLANNING PROVISIONS

6.1. The hotel under these regulations shall be permitted on a plot:

- i) On 30 mts. Wide road or

- ii) In case if it is not 30 mts wide road then such plot should have an approach 30 mts width from 30 mts road;

6.2. Minimum Nos. of Rooms shall be as under:

Plot Area	Room
a) Equal to or above 5000 & up to 8000	100
b) Above 8000 & up to 10000	150
c) Above 10000	200

6.3. Floor Space Index:

- i) Irrespective of any zone, maximum permissible Floor Space Index (FSI) shall be as under:**

Plot Area	Permissible FSI
a) Equal to or above 5000 & up to 8000	3.0
b) Above 8000 & up to 10000	3.5
c) Above 10000	4.0

- ii) The permissible FSI mentioned above shall be the sum of the Global FSI. The Global FSI & Premium FSI shall be as under:
- 1) Global FSI (GFSI) means FSI which permitted prevalent development plan of the appropriate authority. Such GFSI shall be higher of 0.6 or the FSI permitted as per GDCR.
 - 2) Premium FSI means, FSI available on payment. Payment on such FSI shall be at 40% of land jantri rates.
- iii) For the computation of the FSI the area used for the following shall be excluded:
- 1) Basement/other floors used for the parking;
 - 2) Refuge area required as per NBC;
 - 3) Atrium, Entrance Porch/Guest Drop Off Canopy;
 - 4) Fire escape stairways and escape routes;
 - 5) Service floor;
 - 6) Ramps leading to parking;
 - 7) Swimming pool on any floor;
 - 8) Control room for security and Fire;
 - 9) Sewerage Treatment Plant/Effluent Treatment Plant.
 - 10) Equipment/Air Handling Rooms (AHU) for air conditioning and ventilation.

6.4. Guest Drop-Off Canopy/ Porch/Lift for access to parking shall be permitted at ground level in the margin leaving 3.5 mts side margin and 9.0 mts front margin of the boundary of the plot. The plinth level of such Guest Drop-off Canopy/Porch may be raised maximum by 2.5 mts.

6.5. 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 regulated as under:

- i. One or more refuge spaces, not necessarily be contiguous but connected with escape routes
- ii. Minimum area of 15 sq m 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.

6.6. Margins and Built-up Area:

i) **Margin**

Notwithstanding anything contained in GDCR, margin shall be regulated as under:

- 1) Nothing except cabin and structures related to security may be permitted in the margins;
- 2) Swimming pool shall be permitted in the margin spaces. However, such swimming pool shall:
 - a) Not be permitted in the circulation spaces for the vehicles;
 - b) In 2.0 mts wide periphery of the plot and the buildings.

ii) **Built-up Area:**

- 1) On all floors maximum up to 45% in case of low-rise building and 30% in case of High-rise building shall be permitted.
- 2) Area under the atrium shall not be considered while calculating the ground coverage and built-up area as per the following conditions:
 - a) Area under the atrium shall not exceed 40% of the ground coverage;
 - b) No intermediate covered space at any floor shall be permitted in the area under the atrium;

- c) Only elevators, reception counter, guest lounge, sitting and circulation lobbies shall be permitted under the atrium;
- d) Provisions for projection in GDCR shall apply mutatis mutandis to projections within the atrium.

6.7. Height of Building:

- i. Total height of the building shall not exceed 40 mts.
- ii. Additional height (AH) means height more than that permitted in GDCR. 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.
- iii. In case of plant rooms, banquets, ball rooms, restaurant, entrance canopy/porch, entrance lobby, basements, floor height more than that available in GDCR 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.

6.8. Basements:

- i. The following may be permitted in basement:
 - 1. Parking on more than one levels;
 - 2. 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.
- ii. Basements may be permitted in the marginal spaces leaving 3.5 mts margin from the boundary of the building unit.

i) Swimming Pool, Cooling Towers, Communication Equipments

- i. Swimming pool shall be permitted at any floor.
- ii. 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.

j) Parking, Movement and Mobility shall be regulated as under

- i. Parking shall be permitted on any floor/basements at any level. Parking for physically challenged people shall have to be provided on ground level.

- ii. Ramp leading to parking place may be permitted in margins after leaving, minimum 3.5 mts wide margin from the boundary of the building unit.
- iii. Minimum parking equivalent to 50% of the consumed FSI shall be provided.
- iv. The parking may be provided in one of more lots and such lots shall have to be provided within the same building unit;
- v. Access for private cars, cyclists, pedestrians, service vehicles, emergency vehicles and public utility vehicles shall be designed for safety and convenience;
- vi. Access Points onto public roads should be located and designed in such a manner so as to minimize traffic hazards, queuing on public roads.
- vii. 10% of the parking provided shall be reserved for taxi stand
- viii. Room of minimum 25 sq. mt area shall be provided for drivers along with Water Closet and bath facilities.

7. STRUCTURE SAFETY

Structure safety regulations as per Annexure-1 shall be applicable

8. MISCELLANEOUS PROVISIONS

- 8.1. Lifts: The planning and design of lifts shall be in accordance with National Building Code of India.
- 8.2. Eco-friendly practices for, sewage treatment plant & waste management as well as energy saving devices shall be adopted
- 8.3. Yoga centre of minimum 50 sq.mtr. should be provided.
- 8.4. Provisions rescue of water (Regulation 10.14) solar water heating (Regulation 10.13) shall be applicable.
- 8.5. The building shall preferably be designed as per energy conservation building code.
- 8.6. For public safety, in consultation with a security expert ,CCTV camera, night vision devices, motion sensors, control room, refuge area escape routes etc. shall be included in building planning & design and be installed on completion.
- 8.7. Hotels under this provision is permitted in the zone as prevalent zone in the development plan, however such permission can be denied on account of safety.
- 8.8. 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 the development permission.

- 8.9. Wherever not mentioned, the provision GDCR shall apply mutatis mutandis
- 8.10. Even after approval under these regulations, permission from the Airport Authority of India, Department of Forest and Environment for EIA clearance, and all other relevant, as required, shall be mandatory.
- 8.11. 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.
- 8.12. Fire safety provision shall be made in accordance to GDCR.

15(B) Development Requirements for Hospital

1. SHORT TITLE, EXTENT AND COMMENCEMENT

- a. These regulations may be called “Regulation for Hospitals-2011”
- b. These regulations shall be applicable within the Jurisdiction of the appropriate authority constituted under Gujarat Special Investment Region Act, 2009.

2. APPLICABILITY

- a. These regulations shall apply to any Hospital buildings proposed under these regulations.

3. DEFINITION

- a) “**Act**” means the Gujarat Special Investment Region Act, 2009.
- b) “**Appropriate Authority**” means authority as defined under Act.
- c) “**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.
- d) “**Developer**” means and include a owner/person/persons/ registered society/association/firm/company/joint ventures/institutions/trusts entitled to make an application to develop any hospitality project;
- e) “**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 ground level;
- f) “**Floor Space**” means the sum of the area of each floor calculated for the purpose of FSI;
- g) “**Fire escape stairways and routes**” means escape routes designed and placed as advised and approved by the fire officer;
- h) “**Fire Officer**” means the Chief Fire Officer of the Municipal Corporation;
- i) “**GDCR**” means the prevalent General Development Control Regulations applicable for the relevant appropriate authority;
- j) “**Entrance Canopy**” means the canopy at the main entrance.

- k) **“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 bey9nd the main entrance;
- l) **“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;
- m) **“Hospital”** means under Single Management, any building or group of building 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;
- n) **“Global FSI”** means FSI permissible under these regulations irrespective of the zone;
- o) **“Zone”** means the zone as designated in the prevalent sanctioned development plan of the appropriate authority.

4. DUTIES OF THE COMPETENT AUTHORITY

For the purpose of these regulations, the competent authority shall

- a) Within 30 days from the receipt of the application, recommend to the Apex Authority/GIDB to approve or refuse the proposal;
- b) May deny, after giving reason in writing, if the proposal forms a part of any notified water body or any difficult area;
- c) May recommend to the Apex Authority/GIDB to allow the benefits available under any scheme of the State or Central Government.

5. PROCEDURE FOR SECURING THE PERMISSION

- a) Subject to the provisions of these regulations and GDCR, any developer intending to develop under these regulations shall apply along with the required documents and drawings as per GDCR to the competent authority under Section 15 (4) (b) of the GSIR Act, 2009 and Section 26 of the GTP&UD Act, 1976, and the competent authority shall forward with its opinion to the Apex Authority/GIDB;
- b) The Apex Authority/GIDB shall under Section 16 of the GSIR Act, 2009 and Section 29 (1) (ii) of the GTP&UD Act, 1976 take decision and make necessary orders to grant the permission. The

competent authority shall grant permission in accordance to such Apex Authority/GIDB orders;

- c) 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 GDCR of the appropriate authority shall apply mutatis mutandis.

6. PLANNING PROVISION

6.1. The Hospital under these regulations shall be permitted on an Approach and on road which is 30 mts or wide.

6.2. Floor Space Index:

6.2.1 In the prevalent zone of the Development Plan, permissible floor Space Index under these regulations be as under:

6.2.2 Maximum **FSI shall be as under**

Floor Area	Permitted FSI
Above 5000 & up to 6000	3.0
Above 6000 & up to 10000	3.5
Above 10000	4.0

6.2.3 The FSI on any plot shall be the sum of the Global FSI and Premium FSI where.....

- i. Global FSI (GFSI) shall be
 - 0.6 in any area or
 - 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.

6.2.4 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,
- 6.3. 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 and exceeding 2.5 mts.
- 6.4. On each floor, for safety and emergency exit, provide escape routes and refuge areas, on locations as required in the design.
- 6.5. The refuge and the escape area shall be regulated as under:
- i. To hold occupants during a fire or terror attack or any other emergency until rescued;
 - ii. Refuge Area 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;
 - e) Design of refuge area should comply with the provisions of NBC.
- 6.6. Margins and Built-up Area:
- i. Notwithstanding anything contained in GDCR, 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.
 - ii. 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.
 - iii. Area under the atrium shall not be considered while calculating the ground coverage and built-up area;
Provided that;

- a) Such area under the atrium shall not exceed 40% of the ground coverage;
- b) No intermediate covered space at any floor shall be permitted in the area under the atrium;
- c) Only elevators, Reception counter, inquiry counter space for sitting and circulation lobbies shall be permitted under the atrium;
- d) Projection in margin in GDCR shall apply mutatis mutandis to projections within the atrium

6.7. Height of Building

- a. Higher than the permitted under the GDCR shall be known as additional height. The Additional Height (AH) shall be regulated as under:
 - b. Maximum height of 40 mts shall be permitted;
 - a. 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.
 - b. The calculation shall be as under:
 - i. For individual floors, multiply the floor area for which AR is asked for with AR ; or
 - ii. For building, multiply the sum of the floor area of all the floors which are above the permissible height of AR;
 - c. Additional Floor to Floor Height more floor height then as prescribed in GDCR for public areas, Plant rooms, banquets, ball rooms, restaurants, entrance canopy/ porch, entrance lobby, basement can be availed on payment as per above sub clauses.

6.8. Basements:

- 1) The following may be permitted in basement:
 - a. Parking on more than one level;
 - 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 bio medical, plastic paper, glass diagnostics ,etc. central laundry, CSSD change room, library room, rest room for the reserve staff. However such service shall only be permitted on one level of basement. Such uses shall strictly be ancillary to the principle 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 cabin may be permitted at every level of basement;

- d. Basement may be permitted in the marginal space. However for the safety requirements, it shall not be permitted in 3 mts wide area along the perimeter of the building unit;

6.9. Parking, movement and mobility (PMM) shall be regulated as under:

- a) Parking shall be permitted on any floor/ basement at any level;
- b) Parking shall not be insisted at Ground level or as surface parking. However parking for physical challenged people shall have to be provided on ground level;
- c) Ramp leading to parking may be permitted in margin 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 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 minimize 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;

7. STRUCTURE SAFETY

Structure safety regulations as per Annexure-1 shall be applicable

8. MISCELLANEOUS PROVISIONS

- a) Lifts- planning and design: The planning and design of lifts shall be in accordance with National building Code of India
- b) 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.
- c) Provisions reuse of water (Regulation No. 10.14) and solar water heating (Regulation No. 10.13) shall be applicable.
- d) The building shall preferably be designed as per Energy Conservation Building Code.

- e) For public safety, in consultation with a security experts, CCTV Cameras, Night Vision Devices, Motion sensors, control room , Refuge Areas, escape roots etc. shall be included in building planning and design and be install on completion.
- f) Whereas the provision GDCR apply mutatis mutandis.
- g) Hospital under this provision shall be permitted in any zone in the development plan.
- h) Provided that such permission can be denied by the government on account of safety.
- i) Even after approval under these regulations, the permissions from the Airport Authority of India, Department of forest and environment for EIA clearance, and all other relevant department, as required, shall be mandatory.
- j) 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.
- k) Deduction as decided by the competent authority shall be applicable in case where the plots are not the part of Town Planning Scheme area
- l) Fire safety provision shall be made in accordance to GDCR
- m) 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 a raised level not exceeding 2.5mts.
- n) On each floor, for safety and emergency exit ,provide escape routes and refuge areas, as per NBC
- o) 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.

9. SPECIAL PLANNING PROVISIONS (SPP) WHERE 4.0 OR MORE FSI IS GRANTED

9.1. Minimum requirement of the hospital shall be as under;

9.1.1. 100 beds

9.1.2. Two operation theatres, ICU, code blue room

9.1.3. Designated space for teaching, research and library facilities, centralized sterilization facilities, indoor pharmacy & dispensing pharmacy, House keeping facilities and Lenin room, cafeteria/restaurant, indoor catering facilities.

9.1.4. Compulsory HVAC (centralized air conditioning) systems for ICU, operation theatres & other critical facilities.

9.1.5. Designated area for gas manifold& piped supply of medical gas,

- 9.1.6. Staking, material receiving areas,
- 9.1.7. Power backup for critical facilities & on conventional energy use shall only be compulsory in case of non critical facilities,
- 9.1.8. The design should comply to WHO standards or equivalent,
- 9.1.9. Waste management as per GSPC rules.

Provisions of Regulation of reuse of the water, installation of Solar System shall be applicable as per the provision of the GDCR.

16. General Building Requirement

16.1 Means of Access

1. The following provisions shall apply for approaches/ access to the structure within a plot.

Table 16.1: Approaches and access to the structure within a plot

Sr. No.	Length of means of access in mtr	Width of means of access in mtr.	
		For Residential Use	For Commercial Use
1	Up to 75 mts.	6 m	10m
2	76 to 150 mts.	9 m	10m
3	151 to 300 mts.	9 m	12m
4	Above 300 mts.	12m	18m

2. No building shall be erected so as to deprive any other building of the means of access.
3. Every person who erects a building/structure shall not at any time erect or cause or permit to erect or re-erect any building/structure which in any way encroaches upon or diminishes the area set apart as means of access.
4. In the case of buildings for industrial/institutional, residential and commercial users with area of plot not less than 5,000 Sq.m, following additional provisions for the means of access, around such buildings, shall be ensured:
 - a. If there are any bends or curves on the approach road around building, not less than 9 m width shall be provided at the curve, to enable the fire fighting vehicle & related equipments to turn. The turning radius shall be at least of 9 mts.
 - b. The approach to the building and open space on its all sides, up to 6 m width and the layout for the same shall be as approved by the Chief Fire Officer and Fire Adviser, RDA and the same shall be of hard surface, capable of taking the weight of fire engine, weighing up to 18

tonnes. The said open space shall be kept free from obstructions and shall be motor able.

- c. Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m the entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire fighting vehicles. If main entrance at boundary wall is built-over, the minimum clearance shall be 4.5 m.
- d. For multi-storied group of residential buildings, consisting of more than one building in a plot, approach road shall be minimum 9 m in width and for every individual building; there shall be a minimum space of 6 m width.

At every entrance, cross drain of size not less than 900 mm dia. for coastal area and 450 mm dia. for non-coastal area or as directed by RDA, shall be provided.

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

- e. Curves at the junction:

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

- i. Metres radius if the width of the road is 9 Metres or less.
 - ii. 6.0 Metres. radius if the width of the roads is more than 9 Metres. but not more than 18 Metres.
 - iii. 7.5 Mt. radius if the width of the road exceeds 18 Metres.

- 6. The alignment of the internal road or roads shall be regulated to be in continuation of the public or private roads continuous to the applicant's plots; but in case of termination of an internal road or roads; 13.5 meter diameter turning circle or 12metres x 6 Metres. turning "T" shall be enforced.

Provided that these requirements may be waived if the length of such road does not exceed 110 Mt. in case of 7.5 Metres wide road.

- 7. The level gradients, position of the services such as water supply lines, street lighting, storm water drains, sewer lines, manholes, tree etc. shall be fixed as approved by the Competent Authority.
- 8. There shall be minimum 4.5 mt. Clear distance between two detached low rise building / structure.
- 9. In development area excluding town planning scheme area, the width of one road shall be decided by the Competent Authority.

16.2 Room Sizes

16.2.1 The sizes of habitable rooms and other areas shall be as specified in the Table 6.1 below.

Table 16.2: Size of Habitable Rooms

Sr. No.	Type	Minimum carpet area in Sq.m	Minimum dimension in m
1	Multi-purpose room in one-room dwelling unit	9.6	2.4
2	Rooms in two room dwelling unit		
	a) Living Room	9.6	2.4
	b) Other Room	7.5	2.4
	c) Kitchen	4.5	1.7
3	Room in any building other than Residential	7.5	2.4

16.2.2 The minimum sizes of bathrooms and the WCs shall be as follows, for buildings of all land-uses:

Table 16.3: Size of bathrooms and technology

Sr. No	Particulars	Internal dimensions
1	Bathroom	1.2 M X 1.2 M
2	Water Closet (WC)	0.9 M X 1.2 M
3	Combined Toilet	1.2 M X 2.1 M

16.3 Height of Room

16.3.1 The minimum and maximum height of the habitable rooms shall be as given in table hereunder:

Table 16.4: Height of Room

Sr.no.	Occupancy	Minimum height(in Mts.)	Maximum height (in Mts.)
1	Flat roof	2.75	4.2
	(a) Any habitable room Including rooms in IT/BT unit		
	(b) Air-conditioned habitable room Including rooms in IT/BT unit	2.4	4.2
	(c) Assembly halls, residential hotels of 3 Star category and above, rooms in institutional, educational, industrial, hazardous or storage occupancies, departmental stores, entrance halls and lobbies to departmental stores and assembly halls.	3.6	5.0
2	Pitched roof (a) Any habitable room	2.75 (average with 2.1 m at the lowest point)	4.2 (average with 3.2 m at the lowest point)

The above provisions are subject to the following:

- A. The minimum clear head-way under any beam shall be 2.4 m in all occupancies, except those included in Sr.No. 1(c) in the Table above, any height in excess of 4.2 m shall be deemed to have consumed an additional FSI of 50 per cent of the relevant floor area.
- i. In case of plots earmarked for residential bungalow or Row Houses, floor area not exceeding 20 Sq.mt. per plot or 10% of plot area whichever is less, shall be allowed to have clear internal height of more than 4.20 m, without counting 50% area of the same for computation of FSI.

- ii. In the case of Assembly Halls, Residential Hotels of star category and above, Institutional, Educational, Industrial, Hazardous or storage occupancies, departmental stores including entrance halls and lobbies of all the aforesaid categories minimum and maximum height shall be 3.6 m and 5.0 m respectively. Provided greater height may be permitted by the appropriate authority.
- iii. The height of bathrooms, WCs and Store Rooms in buildings of all land-uses shall not be less than 2.2 m.
- iv. Any telemetric equipment storage erection facility can have a height as required for effective functioning of that structure.
- v. AC plant room can have height as required for the installation and effective functioning of the plant.

16.4 Ventilation

The following regulations shall apply to all rooms including bathroom, WC, storeroom in buildings of all land-uses:

1. All rooms shall be provided with one or more apertures such as windows, fanlights, skylights, louvered doors and the like opening directly on to the external air or on to a covered unenclosed balcony not more than 2m in width.
2. Ventilation of Rooms: Every such room whether it is living room or a kitchen shall be constructed that the same have for the purpose of ventilation:
 - a. A window or windows and/or ventilators clear of the such frames, opening directly into an interior or exterior open air space or into an open verandah or gallery abutting on such open air spaces having an opening of not less than one tenth of the floor area of the room of an aggregate opening of doors, windows and ventilators of not less than one seventh of the floor area of the room.No portion of a room shall be considered to be lighted, if it is more than 7.5 m away from the aperture directly lighting it.
 - b. Such aggregate opening in respect of sitting room, or dining room of three or more room tenements may be provided either by windows, ventilators or doors, if such room abuts on an open verandah or gallery.
3. In case of building in which any portion of a room is more than 7.5 m away from the aperture or where artificial ventilation is resorted to through air conditioning system, the illumination levels due to artificial lighting shall be as prescribed in the National Building Code Part VIII, Clause 4.1.2 and 4.1.2.2 or any modifications thereof. In all such cases a detailed plan

showing proposed illumination arrangement shall be submitted for approval.

4. For air conditioned premises the provisions as prescribed in Part VIII Section 3 of National Building Code or any modifications thereof shall apply.
5. Factories and buildings of the warehouses: Every room in such building shall be lighted and ventilated by sufficient number of windows, ventilators and sky lights exclusive of doors having clear opening not less than 1/7th 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.

Provided that this requirement may be relaxed if artificial lighting and ventilation are installed to the satisfaction of the Competent Authority.

6. Ventilation of stair-cases:- Every stair case provided under the foregoing clauses shall be lighted and ventilated to the satisfaction of the Authority from an open air space not less than 1 sq.mt.
7. Windows in stair-case Bay: There shall be provided a window or windows of an aggregate area of at least 1.2 sq.metres on each storey in such of the wall of the stair-case room which abuts on such 1 sq.mt. open air space to light and ventilate such staircase.
8. Ventilation from the Top and Skylight etc.: -Where an open well for light and ventilation, within the space enclosed by a stairway and its landings, is proposed to be provided, the least horizontal dimensions of which are equal to two times the width of the staircase then the requirements of clause(3) and (4) may be dispensed with provided that there shall be in the roof directly over each such stair well, a ventilating skylight with provided fixed or movable louvers to the satisfaction of the Competent Authority. The glazed roof of the skylight shall not be less than 3.7 sq. metres in area. No lift or any other fixture shall be erected in such staircase well.

16.5 Balconies

1. Provided that this requirement may be relaxed if artificial lighting and ventilation are installed to the satisfaction of the Competent Authority.
2. The floor area of balconies to the extent of 10% built-up area of the respective floor will be permitted free of FSI (in all the land-uses except in

the industrial and service industrial uses). Any additional area beyond 10% shall be included in the floor area for computation of FSI.

3. Except industrial building, a balcony in a building may be permitted to be enclosed by an open grill above the parapet, (being 0.9 metres in height), without payment of additional premium.
4. A balcony in a building may be enclosed otherwise and the wall in between balcony and adjoining room may be allowed to be removed so as to include balcony area into room, upon the payment of additional premium as would be decided by RDA from time to time.

16.6 Loft

Table 16.5: Extent of Lofts

Sr. No.	Rooms over which Lofts permitted	Coverage (% to area of room below)
1	Kitchen/Habitable room	25
2	Bathroom, water closet, corridor.	100
3	Shops with width up to 3 m	33.33
4	Shops with width exceeding 3 m	50
5	Industrial / Business	33.33

- i. Provided that (a) lofts in commercial or industrial buildings shall be located at least 2 m away from the entrance; and (b) loft area shall not be counted towards FSI subject to provision in (ii) below.
- ii. Heights: The clear head-room under a loft shall not be less than 2.2 m and that above it shall not be more than 1.5 m and if exceeded; it shall be counted towards FSI.

16.7 Stairway

Stairway shall conform to the following provisions in addition to items (1) to (7) below. In addition, in order to satisfy fire fighting requirements any stairway identified as an exit stairway shall conform to the requirement stippled in fire protection regulations provided in these regulations.

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

Table 16.6: Regulations on Width of Staircase/ Corridor

Sr.No.	Type of occupancy	Minimum width of staircase/ Stairway/ Corridor(in meters)
1	Residential building (a) General i. Upto 24m ht. ii. Above 24m ht. (b) Row Housing, Bungalows (two storied)	1.2 1.5 0.9
2	Educational building Up to 24 m. high Over 24 m. high	1.5 2.0
3	Institutional buildings (i.e. hospital) (a) Up to 10 beds (b) Over 10 beds	1.5 2.0
4	Assembly buildings	2.0
5	Mercantile, business, industrial storage, hazardous, buildings Low Rise High Rise	1.5 2.0

- a. **Flight:-**No flight shall contain more than 12 risers, but in residential buildings, in narrow plots and in high density Housing a single flight staircase may be permitted.
- b. **Risers:** - The maximum height of a riser shall be 19 cm. in a residential building and 16 cm. in any other occupancy. However, on an internal stairway within a dwelling unit a riser may be 25 cm. high.
- c. **Treads:** - The minimum width of the tread without nosing shall be 25 cm. for staircase of residential building, other than fire escapes. In other occupancies the minimum width of the tread shall be 30 cm. It shall have a non-slippery finish and shall be maintained in that fashion.
- d. **Head room:** - The minimum head room in a passage under the landing of a staircase under the staircase shall be 2.2 m.

- e. **Floor indicator:** - The number of each floor shall be conspicuously painted in figures at least 15 cm. large on the wall facing the flight of a stairway or at such suitable place as is distinctly visible from the flights.
- f. **Hand Rail:** - Hand rail a minimum height of 0.9 m. from the centre of the tread shall be provided.

16.8 Lifts

Lift shall be provided in all buildings as prescribed hereunder:

1. In case of Building having height more than 13.0 metres lift shall be provided.
2. Lift shall be provided at the rate of one lift for 20 tenements of all the floors, or part thereof for residential buildings and at the rate of one lift per 1000 sq. metres or part thereof of built-up area for non-residential buildings.
 - a. The tenement and built-up area on ground floor and two upper floors shall be excluded in computing the above requirement.
 - b. Lift shall be provided from ground floor and shall have minimum capacity of six persons.
 - c. On the basis of detailed calculations based on the relevant provisions of National Building Code, the number of lifts can be varied.
3. Notwithstanding anything contained in the Development Control Regulations in case of building with 21 meters or more in height, at least two lifts shall be provided.
4. Provision of Fire lift shall be mentioned in the Regulation No 19.1.

16.9 Basements

1. **Area and Extent:** The total area of basement may be in one or more levels and may extend beyond the building line below ground level provided the clear distance between the edge of the basement and plot boundary is kept as specified below. Provided further the top slab of the basement is designed as heavy duty slab capable of withstanding heavy fire fighting equipments to the satisfaction of CFO.

Table 16.7: Minimum clear widths from plot boundary to edge of basements

Area of Plot	Clear Widths (x)
More than 500 Sq.m. & upto 1000 Sq.m.	3.0m
1000 Sq.m & up to 2500 Sq.m	4.5m
2500 Sq.m & up to	6.0m
5000 Sq. m	9.0m

2. **Height:** The height of the basement from the floor to the underside of the roof-slab or ceiling or under side of a beam when the basement has a beam shall not be less than 2.4 m.
3. The ceiling of basement immediately below ground level shall be at least 0.9 m and not more than 1.2 m above the average surrounding ground level.
4. For parking spaces in basements and upper floors, preferably two ramps shall be provides for plot up to 2000 sq.mt. For plots above 2000 sq.mt. It shall be mandatory to provide two separate ramps preferably at opposite ends. The ramps shall have minimum width 3.5 m. for one way ramp and 6.0 m for two ways ramp. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space for movement of fire fighting Vehicles.
5. Uses Permitted:

A basement may be put to the following uses only:-

- Storage of household or other non-hazardous goods;
- Store rooms, bank lockers or safe-deposit vaults;
- Air-conditioning equipment and other machines used for services and utilities of the building;
- Parking spaces;
- Electric sub-station (which will conform to required safety requirements); Provided that, use strictly ancillary to the principal use only be permitted in a basement. Provided further that in case the basement is used for storage purpose, prior written permission from RDA shall be obtained.

16.10 Safety of Buildings

1. All external walls shall be as per the provisions of National Building Code and I.S. Specifications.
2. The thickness of the load bearing walls in the case of masonry walled building shall be as under:

Table 16.8: Thickness of wall for Building Safety

Building with	Thickness of wall			
	On G.F.	On F.F.	On. S.F.	On. T.F.
(i) Ground + One floor	23 cm	23 cm		
(ii) Ground + Two floors	23 cm	23 cm	23 cm	
(iii)Ground + Three floors.	35 cm	23 cm	23 cm	23 cm

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

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

16.11 Plinth

1. Habitable rooms shall have minimum plinth height of 0.45mt from ground level.
2. Parking garage may have no plinth.
3. Provided that the ground floor of a building may be permitted on stilts/pillars instead of a solid plinth with a clear height of 2.6 Metres. in case of slabs with beams height should not exceed 2.8 Metres. and further that this space shall at all times be kept free from any enclosure except for genuine stair-case.
4. Provided further that a electric meter room, room for telephone D.B.; stair-case room, may be permitted subject to maximum built-up area of 15 sq. mt. allowed with a minimum plinth 30cms and this area shall not be considered towards computation of F.S.I.

16.12 Height of Floors

1. Minimum height of floors in building at any point shall be 2.8 Metres. for residential and commercial uses and 3 meters or as per Factory Act or other relevant Act in case ground floor and upper-floors in a building used for offices for ancillary uses of factories, workshops, godowns and other industrial purposes.
2. Provided that in case of folded roof the minimum height of 3.0 Metres shall be measured from the lowest point of the fold.

3. Provided that in case of gabled or slopping roof the minimum height below the lowest part of roof, shall not be less than 2.2 Metres and an average height of the rooms shall not be less than the minimum prescribed here above.
4. Provided further that in case of trussed-roof, the minimum height shall be measured from the pavement to bottom of the tie beam
5. Provided that for verandah, Bathroom, W.C., passages, puja room, store room, stair cabin, and minimum height of 2.00 metres.

16.13 Stairs, Lifts, Lobbies and Corridor

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

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

Table 16.9: Corridor Lengths and Widths

Length of Corridor (in Metres.)	Width of Corridor	
	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	1.5	2.5

NOTE:-

1. For every additional 9.00 metres length or part there of the width of corridor shall be increased by 0.30 metres upto a maximum of 3.00 metres.
2. In case of starred hotels, the width of the corridor shall be as per the authorized standards of the starred hotels.
3. Whereas in case of residential dwelling unit occupied by single family and constructed upto three floors width of the stairs shall not be less than 1.0 mtr.

4. In case of all non-residential and high rise residential buildings, the clear width of stair and landing exclusive of parapet shall not be less than 1.5 Metres.
5. Minimum stair width for more than 6 tenements on each floor shall be 1.5 Metres.
6. The stair-case & lifts (elevators) shall be so located that it shall be within accessible distance of not more than 25 Metres from any entrance of tenement or an office provided on each floor.
7. The design of the lift & stair along with the tread and riser shall comply with the provisions of the National Building Code for that class of building.
8. No winders shall be allowed except in case of individual dwelling unit.

16.14 Sanitary Accommodation

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

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

Every office building or public building shall be provided with at least one water closet.

Water closets shall be provided for each sex and the number of such water closets for each sex shall in every case be based upon the maximum number likely to occupy such building at any one time.

One urinal shall be provided for every 25 males or part thereof and one water closet for every 25 females or part thereof upto 100 persons. For any number exceeding 100, one urinal for every 50 persons shall be provided.

There shall be provided one water-closet for every 50 persons of each sex or part thereof upto 500 persons and for excess over 500, one water closet for every 100 persons of each sex or part thereof shall be provided. However, if the total number of employees in such a building or the number of persons likely to use such building does not exceed 20. One water-closet each for both sexes shall be sufficient and no urinal may be provided.

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

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

16.14.2 Industrial Buildings and warehouses:

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

- a. Every such building shall be provided with at least one water closet to privy.
- b. Water closets or privies shall be provided for each sex and number of such closets or privies for each sex shall in every case be based upon the maximum number of persons of that sex employed in occupying such building.
- c. Water closets or privy accommodation shall be provided in every W.C. on the following scale:
 - i. Where females are employed there shall be at least one water closets or one privy for every 25 females. Where males are employed, there shall be at least one water – closets or one privy for every 25 males.
 - ii. Provided that where the number of males employed exceed 100, it shall be sufficient if there is one water closet or one privy for every 25 males up to the first 100, and one water closet or one privy for every 50 thereafter.
 - iii. In calculating the number of water closets or privies required under these regulations any number of workers less than 25 or 50, as the case may be shall be reckoned as 25 or 50 and the number of workers to be considered shall be the maximum number employed at any one time during the day.

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

In every such factory there shall be provided one washing place of 3.6 square meters in area with sufficient number of taps as per standards laid down by rules in respect of factories.

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

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

For the purpose of determining the number of water-closets and urinal for every sq.mts. of the gross floor space of such building shall be deemed to be occupied by one person.

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

16.14.3 Educational Buildings:

- a. Any building used for educational purpose shall be provided with minimum sanitary facilities as follows:
- b. Subject to minimum provisions of two water-closets and five urinals, there shall be one water-closet and four urinals for every 200 students or part thereof.
- c. Competent Authority may enforce the distribution of the above sanitary facilities to be provided at each floor of the building.
- d. The building shall be deemed to be occupied by students at the rate of one student per every 1.00 sq.mt. of the floor area of all the class-rooms and sanitary facilities shall be provided according to the number of students so worked out.

16.14.4 Residential Building or Residential Tenements:

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

16.15 Location of Openings

- a. Every person who undertakes construction work on a building shall so locate every opening abutting on any open space that the sill of such opening shall not be less than 90 cms. above the level of the floor from which such opening is accessible.
- b. Provided that if such opening is to be constructed flush with floor level its lower portion for a height of 90 cms. shall be protected by bars or grill or similar other devices to the satisfaction of the Competent Authority.

16.16 Ramps

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

2. Ramps for handicapped people: The provision of the ramp with a handrail to every public building on ground floor only as compulsory for handicapped people, as per the revised National Building Code.
3. Ramp for basement or storied parking: For parking spaces in a basement and upper at least two ramps of adequate width and slope shall be provided preferably at the opposite and such ramps may be permitted in the side and rear marginal open spaces, after leaving sufficient space for movement of fire fighting equipments.

16.17 Roofs

1. **Effective drainage of rain water:** The roof a building shall be so constructed or framed as to permit effectual drainage of the rain water there from by means of rain water pipes. Such pipes shall be so arranged, jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of adjacent buildings.
2. **Manner of fixing rain water pipes:** Rain water pipes shall be affixed to the outside of the walls of the building or in recesses or chases cut or formed in such walls or in such other manner as may be approved by the Competent Authority.

16.18 Terrace

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

16.19 Parapet

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

16.20 Mosquito-Proof Water Tank

Water storage tank shall be maintained that perfectly mosquito-proof condition, by providing a properly fitting hinged cover and every tank more

than 1.50 Metres in height shall be provided with a permanently fixed iron ladder to enable inspection by anti-malaria staff.

16.21 Refuse Area/Disposal of Solid Waste

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

- The size of community bin (container) shall be calculated at the rate of 10 litres capacity per tenement/dwelling unit, for Residential use of building; provided that the maximum capacity of container shall be 80 litres. The numbers of bins shall be calculated on the basis of total no. of dwelling units/tenements.
- The size of community -Bin (container) shall be calculated at the rate of the 20 litres capacity for each 100 SMT of floor-area, in case of non-residential use of building; provided that the maximum capacity of container shall be 80 litres. The number of bins shall be calculated on the basis of total no. of dwelling units/tenements.

Provided that in case of Hospitals, Hotels, Restaurants like uses the disposal of Solid Waste shall be carried out as per the norms decided by the authority from time to time.

16.22 Septic Tanks

1. Location and sub-soil dispersion system shall not be closer than 12 m to any source of drinking water, such as a well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 2 m to avoid damage to the structure.
2. **Dimensions and Other features**
 - a. Septic tanks shall have a minimum inner width of 75 cm, a minimum depth of 1 m. below the water level and a per capita minimum liquid capacity of 85 litres. The length of the tanks shall be at least twice the width.
 - b. Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable material as approved by GPCPSIRDA.

- c. Under no circumstances, should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment.
- d. The minimum diameter of the pipe shall be 100 mm further, at junctions of pipes in manholes; the direction of flow from a branch connection should not make an angle exceeding 45° with the direction of flow in the main pipe.
- e. The gradients of land-drains, under-drainage as well as the bottom of dispersion trenches and soak ways should be between 1:300 and 1:400.
- f. Every septic tank shall be provided with a ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito-proof wire mesh. The ventilating pipe shall extend to a height which would cause no smell or nuisance to any building in the area. Generally, the ventilating pipe should extend to a height of about 2 m when the septic tank is at least 15 m away from the nearest building and to a height of 2 m above the top of the building when it is located closer than 15 m.
- g. When the disposal of a septic tank effluent is to a seepage pit, the seepage pit may be of sectional dimension of 90 cm and not less than 100 cm in depth below the inner level of the inlet pipe. The pit may be lined with stone; brick and concrete blocks with dry open joint which should be backed with at least 7.5 cm of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the R.C.C. cover slabs. When no lining is used, especially near trees, the entire pit should be filled with loose stones. A masonry ring should be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe should be taken down to a depth of 90 cm from the top as an anti-mosquito measure.
- h. When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm wide excavated to a slight gradient and shall be provided with a layer of washed gravel or crushed stones 15 to 25 cm deep. Open joined pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have a minimum internal diameter of 75 to 100 mm each dispersion trench should not be

longer than 30 m and trenches should not be placed closer than 1.8 m to each other.

16.23 Urban Design Guidelines

The Development Plan shall clearly identify and designate areas of importance for special urban design guidelines. These could be areas around existing natural scenic areas or designed avenues envisioned in the Development Plan. These should be outlined as specific Urban design guidelines for each identified areas in terms of ground coverage, set back, FSI, material, building height, floor height, plinth level, wall openings etc (as need be). In case of any contradiction or variation in the proposed urban design regulations to the building regulations the former shall prevail.

16.25(A) Energy Efficient Buildings

A built up area constructed using any green building and/or energy efficient building technologies like terrace garden, atrium or any other area with solar panel roof etc, would be exempted from FSI calculations.

16.24 Compound Walls and Gates

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

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

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

4. Except on the junction of the roads where heights shall be prescribed as per standard design of a compound wall approved by the Competent Authority. In case of mills, buildings of competent Authority, Municipality and Government, the Authority may allow the compound wall to be raised to a height not exceeding 3 Mts. from the crown of the road in front and on sides.

5. No partition wall shall be allowed anywhere in the margins of building unit.
Provided that a partition wall up to 1.5 m. height shall be permitted on common boundary of semi-detached building and marginal distances between two structures.

6. The plots of active burial-grounds and crematorium abutting on the main road in residential locality shall be provided by the owners with a compound-wall having a height not less than 1.5 Mts. from the crown of the road in front.

7. No gates of compound wall shall open outward and shall be provided with a contrivance which shall prevent the gate from opening outward on the foot-path or road.

8. The entry or exit to the plot situated on the junction of the roads having a width of 12 meters or more shall be located at least 15 meters away from the corner point of the plot on such junctions.

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

17. Parking Regulations

17.1 Parking Regulations

Parking area for different vehicular modes shall be governed by the following table:

Table 17.1: Parking area for different vehicular modes

Sr. No	Type of Mode	Size of Parking Bay
1	Car	2.50 m x 5.00m
2	Scooter	2.50 m x 1.20m
3	Bicycle	2.00 m x 0.70m
4	Truck	3.75 m x 10.00m
5	Trailer Truck	5.00 m x 20.00m

Required Parking Spaces to be provided for various land-uses” shall be governed by the following Table:

Table 17.2: Numbers of car spaces to be provided for various landuses

Sr. No.	Land - Use	Required Parking Space		
		Car	Two Wheelers	Remarks
(1)	(2)	(3)	(4)	(5)
1	Residential	2 car spaces for every one tenement above 150 sq. m. of built up area 1 car space for every one tenement of built-up area more than 100 sq. m and	2 scooter space for every one tenement above 150 sq. m. of built up area 2 scooter space for every one tenement of built-	25% of the parking spaces to be reserved As above

Sr. No.	Land - Use	Required Parking Space		
		Car	Two Wheelers	Remarks
(1)	(2)	(3)	(4)	(5)
		<p>up to 150 sq.mt</p> <p>1 car space for every two tenements of built-up area more than 60 sq. m up to 100 sq. m</p> <p>1 car space for every four tenements of built-up area up to 60 sq. m.</p>	<p>up area more than 100 sq. m and up to 150 sq.mt</p> <p>4 scooter space for every two tenements of built-up area more than 60 sq. m up to 100 sq. m</p> <p>4 scooter space for every four tenements of built-up area up to 60 sq. m.</p>	<p>As above</p> <p>As above</p>
2	<p>Star Hotels</p> <p>Hotels</p> <p>Lodging</p> <p>Restaurants</p>	<p>a) 1 car space for every 60 sq. m of total built up area or part thereof.</p> <p>b) 1 car space for every 60 sq. m. of built up area or part thereof</p> <p>c) 1 car space for every 100 sq. m. of built up area or part thereof.</p> <p>d) 1 car space for every 50 sq. m. of built up area or part thereof.</p>	<p>25% of total parking space.</p> <p>25% of total parking space.</p> <p>25% of total parking space.</p> <p>25% of total parking space.</p>	<p>Parking requirements shall be as per Reg. No. 15 (A)</p>
3	<p>Educational</p> <p>(a) Primary schools.</p>	<p>1 car space for 100 sq. m. of built up area or part thereof.</p> <p>1 car space for 20 Sq. Mts. for every</p>	<p>5 scooter spaces for 100 sq. m. of built up area or part thereof.</p> <p>1 scooter space for 20 Sq. m. for every 100</p>	<p>50% of the total parking space reserved for visitors parking</p> <p>50% of the total parking space reserved for</p>

Sr. No.	Land - Use	Required Parking Space		
		Car	Two Wheelers	Remarks
(1)	(2)	(3)	(4)	(5)
	(b)Secondary and higher secondary school (c)Colleges and coaching classes	100 students. 1 car space for 50 Sq. Mts. for every 100 students. 1 car space for 70 Sq.mts. for every 100 students.	students. 3 scooter space for 50 Sq. Mts. for every 100 students. 5 scooter space for 70 Sq.mts. for every 100 students.	visitors parking 50% of the total parking space reserved for visitors. 25% of the total parking space reserved for visitors.
4	Institutional	1 car space for every 250 sq. m. of built up area or part thereof.	2 scooter spaces for every 250 sq. m. of built up area or part thereof.	No visitors parking
5	Office (Govt. & Pvt.)	1 car space for every 70 sq. m. of built up area up to 1500 sq. m. 1 car space for every 150 sq. m. or part thereof for areas exceeding 1500 sq.m	2 scooter spaces for every 70 sq. m. of built up area up to 1500 sq. m. 2 scooter space for every 150 sq. m. or part thereof for areas exceeding 1500 sq.m	No visitors parking
6	Information Technology, Biotechnology & Nanotechnology	1 car space for every 50 sq. m. of built up area or part thereof.	2 scooter spaces for every 50 sq. m. of built up area or part thereof.	No visitors parking
7	Assembly	1 car space or every 60 sq. m. of built up area or part thereof.	2 scooter spaces or every 60 sq. m. of built up area or part thereof.	25% reserved for visitors parking
8	Business	1 car space for every 100 sq. m. of built up	4 scooters space for every 100 sq.	50% of the total parking space

Sr. No.	Land - Use	Required Parking Space		
		Car	Two Wheelers	Remarks
(1)	(2)	(3)	(4)	(5)
		area or part thereof.	m. of built up area or part thereof.	reserved for visitors
9	Mercantile	1 car space for every 80 sq. m of built up area up to 800 sq.mt. and 1 car space for every 160 sq. m. thereafter.	2 scooter spaces for every 80 sq. m of built up area up to 800 sq.mt. and 2 scooter space for every 160 sq. m. thereafter.	25% of the total parking space
10	Industrial	1 car space for every 200 sq. m. of built up area or part thereof subject to minimum of two spaces. In case of plots of 1.0 Ha. and above, minimum parking space shall be 10% of the plot area.	2 scooter spaces for every 200 sq. m. of built up area or part thereof subject to minimum of two spaces.	No visitors parking
11	Storage	1 car space for every 200 sq. m. of built up area or part thereof subject to minimum of two spaces.	1 scooter space for every 200 sq. m. of built up area or part thereof subject to minimum of two spaces.	No visitors parking
12	Hospitals	1 car space for every 100 sq. m. of total built up area.	4 scooters paces for every 100 sq. m. of total built up area.	50% of the total parking space reserved for visitors
13	Cinemas, Theatres and Multiplexes	1 car space for every 20 seats.	4 scooter spaces for every 20 seats.	No visitors parking
14	Shopping / Malls	1 car space for 80 sq. m. of total built up	6 scooter spaces for 80 sq. m. of total built up area	No visitors parking

Sr. No.	Land - Use	Required Parking Space		
		Car	Two Wheelers	Remarks
(1)	(2)	(3)	(4)	(5)
		area or part thereof.	or part thereof.	
15	Stadia	1 car space for every 150 seats plus additional car space as per the rules for restaurants etc.	2 scooter space for every 150 seats plus additional scooter space as per the rules for restaurants etc.	No visitors parking
16	Special building for uncommon uses: (a) Stock exchange (b) Grain market, timber market, iron market, agriculture market and such other whole sale Trade.	For (a) & (b) 0% of maximum permissible F.S.I	Scooter space is Included in column no. (3)	50% of the total parking space reserved for visitors

17.2 The above parking may be provided in the open area of a plot or in the basement or in the stilted area of a building or on the podium of a building. In case of multi –level parking, ramps shall be provided and mechanized methods (car lifts) may also be permitted for manoeuvring purpose.

17.3 In case of residential land-use 25% of the open space around the building may be used for parking. In case of other land-uses 50% of the open space around the building may be used for parking and loading, unloading provided that a minimum distance of 3.0 m around the building shall be kept free from any parking and loading, unloading spaces.

- 17.4 Notwithstanding the above, entire marginal open space around the building in case of residential plot up to 500 Sq.m may be utilized for parking with adequate manoeuvring spaces.
- 17.5 In addition to the above table no. 17.2, loading and unloading spaces with suitable ramp access shall be provided for mercantile, industrial and storage land-uses as one space for every 100 Sq.m. of floor area or part thereof up to 500 Sq.m and one for every 500 sq.m or part thereof thereafter. The loading space shall be 3.75 m x 10.0 m.
- 17.6 Whenever the existing FSI is enhanced, building permission shall be given only after the provision of additional parking spaces corresponding to the revised total built-up area.
- 17.7 Parking layout shall fulfil The Following Conditions:
1. The minimum width of access may to street from parking space shall be 3.0 meters.
 2. The Car parking space shall have two independent accesses leading to a street if its area capacity exceeds 300sqm; one such access may be permitted provided its minimum width is 6m.
 3. For parking spaces in basements and upper floors, preferably two ramps shall be provides for plot up to 2000 sq.mt. For plots above 2000 sq.mt. It shall be mandatory to provide two separate ramps preferably at opposite ends. The ramps shall have minimum width 3.5 m. for one way ramp and 6.0 m for two ways ramp.
 4. If the parking space is not provided at street level the gradient of ramp leading to parking space shall not be more than 1:7 i.e. the vertical rise shall not exceed more than 1 Mt. over a horizontal distance of 7 meters.
 5. Clear head way of 2.4 meters, shall be provided on every access leading to parking space and at any point in parking space.
 6. The general arrangement of parking layout shall be in conformity with the general instruction as may be issued by the Competent Authority from time to time.
 7. Width of ramp to the cellar may be 2.00 mts provided cellar is exclusively used as parking space for two wheeler vehicle only.
 8. Guidelines for parking layout shall be followed as given in Appendix B.

NOTE:

1. In cases where misuse of parking space is noticed, the use of entire building shall be discontinued and the use shall be permitted only after the parking spaces are made possible for parking use. High penalty as

decided by Competent Authority from time to time shall be levied considering the period of misuse of the parking space and the benefit derived out of misuse.

2. In cases where more parking spaces is requested, the Competent Authority may grant the request for providing parking in cellar or at upper floors with specific conditions to take care of genuine requirements.
3. Parking reserved for the visitors shall be provided on ground level only.
4. The above standards for parking may be modified with due consideration of the common parking facility provided in the layout by the planning authority.
5. The above parking may be provided in the form of surface parking, integrated parking within a building (basement or multi-storied), or in an independent building or mechanized car parking.

18. Regulations for Low Cost Housing and Rehabilitation and Redevelopment of Slums

18.1 Regulations for Low Cost Housing

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

18.1.1 Planning

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

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

18.1.2 General Building Requirements

1. The minimum height of the plinth shall be 30cms from the top surface of approach road or path way.

2. The maximum floor space index permissible shall be 1.8.
3. sizes of room shall be as given below:
 - a. The size of living room, bed room shall not be less than 8 sq.metres with minimum width of 2.4 metres.
 - b. (i) Size of independent Bath-room and WC shall be 0.9 sq.metres with minimum width of 0.9 metres each.
 - b. (ii) Size of combined bath room and W.C. shall be 1.8 sq.metres with minimum width of 1 metre.
4. (i) The minimum height of room shall be as under:-
 - a. Living room : 2.4 metres.
 - b. Kitchen room: 2.4 metres.
 - c. Bath /w.c : 2.1 metres.
 - d. Corridor : 2.1 metres.
 - (ii) In case of the slopping roof the average height of the roof shall be 2.1 metres. and the minimum height of the eaves shall be 2.4 metres.
 - (iii) The minimum slopes of the slopping roof shall be 300 for G.I sheets, asbestos sheets or tiled roof while for R.C.C slopping roof, the minimum slop shall be 120.
5. The opening through windows , ventilators and other opening for light and ventilation shall be as under:
 - a. One tenth of the room floor area.
 - b. For w.c. and bath not less than 0.2 sq meters

The width of stair case shall be 0.75 metres minimum. The maximum height of the riser shall be 20 cms. The minimum width of the tread shall be 22.5 cms. The minimum clear head roof of the stair case shall be 2.10 metres.

- c. There shall be one staircase for every 12 (twelve) dwelling units or part thereof.
- d.

18.1.3 Roads and Path Ways

1. The area under the roads and pathways in such housing project shall normally not exceed 20 percent of the total area of the project.

- a. Access to the dwelling units where motorised vehicles are not normally expected shall be by means of paved foot paths with right of way of 6 metres and pathways of 2 metres only. The right of way shall be adequate to allow for plying of emergency vehicles and also for side drains and plantation.
- b. Where motorable access ways are not provided and pedestrian pathways are provided the minimum width of such pathway shall be 4.0 metres which shall not exceed 50 metres. in length.

18.1.4 Minimum Required: Accommodation

1. The minimum accommodation provided in every dwelling unit shall be one living room and a W.C. where there is a drainage system; the agency developing the area shall install and maintain the internal drainage system where there is no drainage system the individual soak-pit shall be provided as per provision of National Building Code.
2. The loft if provided in the room shall not cover more than 30 % of the floor area of the room.

18.1.5 Structural Requirements

1. Load bearing walls of the building shall be of Brick stone or pre cast block in any mortar in the case of R.C.C framed structure or wooden framed structure filler walls may be of suitable local materials.
2. Roof of the building shall be of galvanized iron sheets, asbestos sheet , tiles roof or R.C.C. roof .in the case of upper storied buildings middle floor shall be of wooden or R.C.C. and rest as per choice.
3. Doors and windows of building shall be of any material.
4. Rest of the work of building shall be as per locally available resources and as per choice.

18.2 Rehabilitation and Redevelopment of Slums

18.2.1 SHORT TITLE, EXTENT AND COMMENCEMENT

These regulations may be called “The Regulations for the Rehabilitation and Redevelopment of the Slums-2012

These regulations shall be applicable within the jurisdiction of the appropriate authority constituted under Gujarat Town Planning & Urban Development Act, 1976 and Gujarat Special Investment Region Act, 2009.

It shall come into force on such date as decided by order of the Apex Authority/GIDB.

18.2.2 APPLICABILITY

These regulations shall apply to slums on lands or plots of part of lands or plots, irrespective of the ownership.

18.2.3 DEFINITIONS

- a. "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.
- b. "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.
- c. "Dwelling Unit" means a unit constructed under the slum rehabilitation scheme.
- d. "Eligible Slum Dweller" means a Slum dweller, who is not a foreign national and is the occupant of hutment for a period of minimum of 10 years and has a domicile of Gujarat for 25 years or his descendant. As a proof of occupancy, the person shall, for the period of minimum occupancy, produce any two of the following documents:
 - i. Copy of ration card;
 - ii. Copy of the electricity bills;
 - iii. Proof of being included in the electoral rolls;
 - iv. Any other proof as decided by the prescribed authority.
- e. "GDCR" means the prevalent General Development Control Regulations applicable for the relevant appropriate authority.
- f. "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.

g. **“Prescribed authority” shall be as under:**

	Jurisdiction	Prescribed Authority
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 of the Chief Executive Authority for the relevant area
2.	Municipality Area designated Area Development Authority under section 6 of the Gujarat Town Planning and Urban Development Act, 1976	Collector & Chairman District Urban Development Agency.

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.

- i. “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.
- j. “Private land” means any land other than public land.
- k. “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.
- l. “Slum Area” means and include:
Slums which are censured or declared or notified by the Municipal Corporation or Nagarpalika;
- m. “Scheme Developer” means the owner or owners of the plot or Institute or Cooperative Society or Company or Gujarat Housing Board and similar organization or any developer permitted to develop by the competent authority.
- n. “Slum Rehabilitation Scheme (SRS)” means any notified slum approved under these regulations.

- o. “Slum Rehabilitation Plot (SRP)” means any plot where the slum dwellers are rehabilitated.
- p. “Slum Plot (SP)” means any plot in a notified slum which forms a part of a Slum rehabilitation Scheme.
- q. “Slum Rehabilitation Zone (SRZ)” means an area which shall be delineated by the Slum rehabilitation Committee.
- i. The Slum Rehabilitation Zone shall correspond to the area of equal FSI as per the GDCR.
 - ii. 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.
- r. “Slum Rehabilitation Committee (SRC)” a committee which shall comprise of:-

A. Municipal Corporation and appropriate authority area

Sr. 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

B. For Municipality Areas designated as Area Development Authority

Sr.No.	Officials/in charge	Designation
1.	Collector & Chairman District Urban Development Authority	Chairman
2	President of the Municipality	Member
3	Director of Municipalities or his representative not below the rank of Deputy Director	Member
4	Town Planner of the District branch office of Town Planning and Valuation Department.	Member
5	Chief Executive Officer of Gujarat Municipal Finance Board or his representative not below the rank of Deputy Director	Member
6	Chief Officer	Member Secretary.

18.2.4 PRESCRIBED AUTHORITY

1. The Prescribed authority shall be vested with all the powers made available under the Gujarat Slum Area (Improvement, Clearance and Redevelopment), Act-1973.
2. 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 development in eviction.
4. The Prescribed authority shall notify the slum Rehabilitation Committee.

18.2.5 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 scheme;
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.

18.2.6 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.

18.2.7 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.

18.2.8 CONTENTS OF A REHABILITATION SCHEME:-

1. The rehabilitation scheme, shall contain the following:
 - i. Proposals for the dwelling units to accommodate the beneficiaries on the same plot or on plots which are clubbed or bundled:
 - a. Water supply, drainage, power supply to the individual dwelling units;
 - b. Provide for every 500 dwelling unit.
 - o Five room school of minimum total area 100 sq.mts.
 - o One Community Center of Minimum area 50 sq.mts.
 - o One Anganwadi or Health Post of minimum area 50 sq.mts.
 - c. 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.
2. 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 dispose or rent or lease.

18.2.9 DUTIES OF THE SCHEME DEVELOPER:

The scheme developer shall:

1. Acquire through ownership or 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 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:
 - o Resolution electing a Chief Promoter.
 - o Resolution giving the Chief Promoter the Authority to apply for registration of name for Co-operative Housing Society.
 - o To collect share capital (₹50/-per member for slum societies) and Rs.10/- as entrance fee and to open account in any nationalized bank.
5. On the direction of the prescribed authority, the developer shall include the Project Affected Persons (PAP) as a par the Co-operative Society and issue him requisite shares and allot the dwelling unit in the scheme.
6. 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.

18.2.10 PROCEDURE FOR SECURING THE PERMISSION:

Subject to the provisions of the these resolutions and the GDCR, any slum dweller intending to carry out slum rehabilitation work in any notified slum shall apply to the SRC along with the details of ownership.

18.2.11 GRANT OR REFUSL OF THE PERMIION:

1. The right to recommend for grant or to refuse the proposal shall be vested with SRC. The SRC shall:
 - i. Decide the proposal within 30 days from the receipt of the application and shall communicate its decision to the Government.

- ii. For same slum pocket, entertain any application after satisfying that no other application is pending before it to decide.
 - iii. 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.
2. 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.
3. 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.
4. Grant of any permission under these regulations shall mean acceptance by the authority of the following requirements:
 - i. Benefits under any scheme as admissible
 - ii. Layout of buildings in SRP
 - iii. Permissible built-up area.
 - iv. Permissible floor space index
 - v. Height of a building and its various stories
 - vi. Permissible open spaces enforced under regulations, common plot, marginal spaces, other open spaces, setbacks etc.
 - vii. Permissible use of land and built spaces
 - viii. Arrangements of stairs, lifts, corridors and parking
 - ix. Minimum requirements of high-rise buildings including N.O.C. from Fire Officer or Fire Safety Consultant as appointed by the Competent Authority
 - x. Minimum requirement of sanitary facility and other common facility
 - xi. 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:

- Little of the land or building.
 - Easement rights.
 - Variation in area from recorded areas of a plot or a building.
 - Structural reports and structural drawings.
 - Workmanship and soundness of material used in construction of the building.
 - Location and boundary of the plot.
5. Interpretation of these regulations
 - i. If any question of dispute arises with regard to interpretation of any of these regulations the decision of the Government shall be final.

- ii. 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.
- 6. Any proposal submitted by any slum developer which is in conformity with the intent and spirit of these regulations, the Government may, after considering the merits of the proposals, sanction as it is or with modifications.
- 7. The slum developer may without tempering the intent and spirit of these regulations may provide facility or compensation in addition that is required under the regulations.
- 8.

18.2.12 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 as 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).
- 6. For the purpose of these regulations, the floor space shall be computed as under:
 - a. The FSI permitted under GDCR for the remaining plot shall be on the basis of Cross Building unit / Plot area
 - b. 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 plot

7. Margins for the purpose of these regulations shall be applicable as under:

Margins	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.

8. Prevailing GDCR shall apply for development other than slum rehabilitation for the purpose of FSI, the plot shall be considered as a single plot.
9. Rehabilitation scheme shall be permitted on 9.0 mts. And more wide roads.
10. Parking height, common plots and all other provisions which are not included in these regulations shall be provided as per GDCR. However, for the purpose of these regulations Parking shall also be permitted in the common plot.
11. Shops having maximum size of 25 sq.mts. have to be provided 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 SP or otherwise.

18.2.13 REHABILITATION OF THE PROJECT AFFECT PERSONS AND OTHER SLUM DWELLERS

The scheme developer under any proposed slum rehabilitation scheme shall,

1. 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;
2. Surrender for disposal such dwelling units to the prescribed authority at no cost.

18.2.14 REGULATIONS FOR ALLOTMENT:

1. 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 unanimous consent of the eligible slum dwellers.
3. The scheme developer shall transfer the absolute ownership rights of all the dwelling units and related infrastructures 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 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 authority which later on shall be transferred to the Co-operative Housing Society.
7. The scheme developer shall be permitted to construct buildings other than those of slum rehabilitation only after construction of dwelling units a infrastructure relating to slum rehabilitation is completed.
8. Joint ownership with spouse: The constructed tenement shall be ownership of the hutment dweller and spouse conjointly, and shall be 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.

18.2.15 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 waived.

18.2.16 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.

18.2.17 EFFECT OF OTHER ZONES AND REGULATIONS:

1. All the regulations under any Act, Rules and GDCR shall apply mutatis mutandis except for the specific provisions mentioned under these regulations;
2. For the purpose these regulations, the rehabilitation use shall be permissible irrespective to any of the provisions of zoning in the applicable GDCR.

18.2.18 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.

18.2.19 GRIEVANCE REDRESSAL:

1. For any grievance related to benefits available under the schemes, 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

19. Special Regulation

19.1 Fire Protection and Life Safety Regulations,

1. Short title extent and commencement

- a. These regulations may be called Fire and Life Safety Regulations, 2010
- b. Fire protection and life safety regulations

They shall apply to development on any land in the notified areas of RDA under GSIR Act, 2009. In particular, they shall apply to buildings which are more than 15m in height and to special buildings like educational, assembly, institutional, industrial, storage and hazardous and mixed occupancies with any of the aforesaid occupancies having area more than 150 sq.m and shall require clearance as under.

- i For plots up to 1000 sq.mt. having non hazardous activities & buildings below 15 m. height from any fire officer, duly Authorized by the CEO, who shall examine the building proposed as per the guidelines and checklist given by fire department of RDA.
 - ii For all other buildings from Chief Fire Officer of RDA.
- c. They shall come into force with immediate effect.

2. Definitions

Words and expressions not defined in these Regulations shall have the same meaning or sense as is assigned in the GSIR Act, 2009.

1. **“Automatic Fire Detection & Alarm System”**: Fire alarm system comprising components for automatically detecting a fire, initiating an alarm of fire and initiating other actions as appropriate. The system may include manual fire alarm call points.
2. **“Automatic sprinkler system”** means a system of water pipes fitted with sprinkler heads at suitable intervals and heights and designed to actuate automatically control and extinguish a fire by the discharge of water.
3. **“Booster fire pump”** means a mechanical/electrical device which boosts up the water pressure at the top level of a multi-storied/high rise building and which is capable of a pressure of 3.2 kg/cm² at the nearest point.
4. **“Combustible Materials”** means a material, which either burns itself or adds heat to a fire when tested for non-combustibility in accordance with IS: 3808 - 1979 method of test for Combustibility of Building Materials.
5. **“Down Comer”**: An arrangement of fire fighting within a building by means of down comer pipe connected to terrace tank through terrace pump, gate valve and non return valve and having mains not less than 100 mm internal diameter with landing valve on each floor / landing. It is also fitted with inlet connections at ground level.

6. **“Dry Riser”** An arrangement of the fire fighting within the building by means of vertical rising mains not less than 100 mm internal diameter with landing valves on each floor / landing which is normally dry but is capable of being charged with water usually by pumping from fire service appliances.
7. **“Emergency Lighting”** Lighting provided for use when the supply to the normal lighting fails.
8. **“Emergency Lighting System”** A complete but discrete emergency lighting installation from the stand by power source to the emergency lighting lamp(s) for e.g. self contained emergency luminaire.
9. **“Enclosed Staircase”** means staircase separated by fire resistance walls and doors from the rest of the building.
10. **“Escape Lighting”** That part of emergency lighting which is provided to ensure that the escape route is illuminated at all material times, for example, at all times when persons are on the premises, or at times the main lighting is not available, either for the whole building or for the escape routes.
11. **“Escape Route”** shall mean any corridor, staircase or other circulation space, or any combination of the same, by means of which a safe place in the open air at ground level can eventually be reached.
12. **“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; with horizontal, outside, and vertical exits having meanings at (i), (ii) and (iii) respectively as under:
 - i **“Horizontal Exit”** An arrangement which allows alternative egress from a floor area to another floor at or near the same level in an adjoining building or an adjoining part of the same building with adequate fire separation.
 - ii **“Outside Exit”** means an exit from a building to a public way, to an open area leading to a public way or to an enclosed fire resistant passage leading to a public way.
 - iii **“Vertical Exit”** means an exit used for ascending or descending between two or more levels, including stairways, smoke-proof towers, ramps, escalators and fire escapes.
13. **“Fire and/ or Emergency Alarm System”** means an arrangement of call points or detectors, sounders and other equipment for the transmission and indication of alarm signals, and working automatically or manually in the case of fire or other emergency.
14. **“Fire Exit”** A way out leading to an escape route having panic bar hardware provided on the door.
15. **“Fire Lift”** means the lift installed to enable fire service personnel to reach different floors with minimum delay, having such features as required in accordance with this rules.

16. **“Fire Proof Door”** means a door or shutter fitted to a wall / opening and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.
17. **“Fire Pump”** means a machine, driven by external power for transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs/capacity but shall be capable of having a pressure of 3.2 kg/cm² at the topmost level of a multi-storey or high rise building.
18. **“Fire Resistance”** means the time during which it fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with IS: 3809 - 1979 Fire Resistance Test of Structures.
19. **“Fire Resisting Wall”** A fire resistance rated wall, having protected openings, which restricts the spread of fire and extends continuously from the foundation to at least 1m above the roof.
20. **“Fire Separation”** means the distance in metres measured from any other building on the site or from another site, or from the opposite side of a street or other public space to the building.
21. **“Fire Service Inlet”** means a connection provided at the base of a building for pumping up water through in-built fire-fighting arrangements by fire service pumps in accordance with the recommendations of the Chief Fire Officer & Fire Advisor to RDA.
22. **“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.
23. **“Hazardous Material”** means -
 - i Radioactive substances;
 - ii Material which is highly combustible or explosive and/or which may produce poisonous fumes or explosive emanations or storage, handling,
 - iii processing or manufacturing of which may involve highly corrosive, toxic or noxious alkalis or acids or other liquids;
 - iv Other liquids or chemicals producing flame, fumes, explosive, poisonous, irritant or corrosive gases, or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition.
24. **“Lift Well”** means unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weight(s), including the lift pit and the space for top clearance, and maintenance

25. **“Means of Egress”** A continuous and unobstructed way of travel from any point in a building or structure to a place of comparative safety.
26. **“Non-Combustible”** means material which does not burn nor add heat to a fire when tested for combustibility in accordance with IS-3808-1966.
27. **“Pressurization”** The establishment of a pressure difference across a barrier to protect a stairway, lobby, escape route or room of a building from smoke penetration.
28. **“Smoke-Stop Door”** means a door for preventing or checking the spread of smoke from one area to another.
29. **“Travel Distance”** means the distance to be travelled from the remotest point on a floor of a building to a place of safety be it a protected escape route, external escape route or final exit i.e. vertical exit, horizontal exit or an outside exit measured along the line of travel.
30. **“Ventilation”** supply of outside air into or the removal of inside air from an enclosed space.
31. **“Venting Fire”** The process of including heat and smoke to level a building as quickly as possible by such paths that lateral spread of fire and heat is checked, fire fighting operations are facilitated and minimum fire damage is caused.
32. **“Wet Riser”** An arrangement for fire fighting within the building by means of vertical rising mains not less than 100 mm nominal diameter with landing valve on each floor /landing for fire fighting purposes, and permanently charged with water from a pressurized supply.

3. General requirements for all occupancies

- i Open spaces on road sides:
- ii For high rise building above 15 meters the open space required shall be as per Table 12.6, under regulation No 12.3.1 (iv).

4. Construction

1. Building Materials

- i Load bearing elements of construction and elements of construction for which the required fire resistance is one hour or more shall be of non-combustible material.
- ii Interior finish materials (wall panelings, floors, coverings etc) may be permitted of materials having their rating for flame spread and smoke developed not exceeding a very low flame spread limit in accordance with IS 1642 – 1989 (Class-1). Ceiling linings shall be of non-combustible or of plaster - board.

- iii Stairs and corridors shall not contain combustible materials. All main and fire escape staircases shall be of RCC only for easy evacuation of occupants and carrying out fire fighting and rescue operations.
- iv Structural members such as supports and bearing walls shall have fire resistance rating of 3 hours, transoms and ceilings 2 hours to 4 hours.
- v Internal walls and partitions (Fire Sections) walls separating corridor areas of floor that are used for any purpose other than circulation shall have a fire resistance of not less than two hours. There shall be no openings in such walls other than for doors or delivery batches with fire resistance not less than one hour.
- vi Facades shall consist of non-combustible building materials. A fire must bridge a distance of at least 0.9 meters between storeys.

5. Staircase enclosure

- a. One lift and one staircase shall be considered as 2 exits, required as fire exits as per these rules, for buildings having height up to 15 meters. For the other buildings the number of exits shall be in accordance with the Clause 4.6 of Part 4 of NBC 2005.
- b. The internal enclosing walls of staircase shall be of brick or RCC construction having fire resistance of not less than two hours. All enclosed staircases shall have access through self closing doors of at least one hour fire resistance. These shall be single swing doors opening in the direction of the escape. The door shall be fitted with check action doors closure.
- c. The staircase enclosure on external walls of the building shall be ventilated to atmosphere at each landing.
- d. Permanent vent at the top equal to 5% of the cross sectional area of the enclosure and open able sashes at each landing level with area not less than 0.5 sq.m on the external walls shall be provided. The roof of the shaft shall be at least 1m above the surrounding roof. There shall be no glazing or glass bricks in any internal enclosing wall of a staircase. If the staircase is in the core of the building and cannot be ventilated at each landing, a positive pressure of 5 mm w.g. by an electrically operated blower / blowers shall be maintained.

- e. The mechanism for pressurizing the staircase shaft shall be so installed that the same shall operate automatically and also with manual operation facilities, when the automatic fire alarm operates.
- f. i) The maximum travel distance that shall be permitted from the farthest exit on a floor to the staircase shall be as follows:

Table 19.1: Travel Distance

Sr. No	Group of Occupancy	Maximum travel distance	
		Construction Type 1&2 (in meters)	Construction Type 3&4 (in meters)
1	Residential	30.0	22.5
2	Educational	30.0	22.5
3	Institutional	30.0	22.5
4	Assembly	30.0	30.0
5	Business	30.0	30.0
6	Mercantile	30.0	30.0
7	Industrial	45.0	*
8	Storage	30.0	*
9	Hazardous	22.5	*

* - Construction of type 3 or 4 is not permitted.

Notes

- a. For fully sprinkled building, the travel distance may be increased by 50% of the value specified,
- b. Ramps shall be protected with automatic sprinkler system and shall be counted as one of the means of access,

ii) Main staircases in buildings of all occupancies shall have a minimum width as specified in table no. 16.6 under regulation no. 16.7.

6. Lift enclosures

- a. The walls enclosing lift shafts shall have a fire resistance of not less than two hours. Shafts shall have permanent vents at the top not less than 1800 sq.cm in clear area. Lift motor rooms shall preferably be sited at the top of the shaft and shall be separated from lift shafts by the enclosing wall of the shaft or by the floor of the motor rooms.
- b. Landing doors in lift enclosures shall open in the ventilated or pressurized corridor / lobby and shall have fire resistance of not less than one hour.
- c. The number of lifts in one lift bank shall not exceed four. Shafts for fire lift in a lift bank shall be separated from each other by a brick masonry or RCC wall of fire resistance of not less than two hours. Lift car doors shall have fire resistance of not less than one hour.
- d. If the lift shaft and lift lobby are in the core of the building, a positive pressure of not less than 2.5 mm and not more than 3 mm w.g. by an electrically operated blower / blowers shall be maintained in the lift lobby and positive pressure of not less than 5mm w.g. shall be maintained in the lift shaft. The mechanism for pressurizing the lift shaft and lift lobby shall be so installed that they shall operate automatically when the automatic fire alarm operate. The mechanism shall have facilities to operate manually (for building more than 24 m in height)
- e. Exit from the lift lobby if located in the core of the building shall be through a self closing smoke stop door of one hour fire resistance.
- f. Lifts shall not normally communicate with basement. However, one of the lifts may be permitted to reach the basement levels provided the lift lobby at each basement level is separated from the rest of the basement areas, by fusible link operated fire resistance door of two hours fire resistance. The lobby should be pressurized, to minimize the spread of heat and smoke on upper floors of the building.
- g. Exit from lift lobby shall be through a self-closing smoke stop door.
- h. Grounding switch / switches at ground floor level to enable the fire service to ground the lift / cars in an emergency shall be provided (for building more than 15 m in height).

7. External windows

In case of centrally air-conditioned buildings area of the open able external windows on a floor shall be not less than 2.5% of the floor area. The locks for these windows shall be fitted with budget lock of the carriage key type (which can be opened with the point of a fireman' s axe).

8. Lifts and fire lifts

Provisions for a fire lift shall be made as per the following details in all buildings more than 15 m only.

- a. To enable Fire Services personnel to reach to the upper floors with the minimum delay, one of the lifts shall be so designed so as to be available for the exclusive use of the Fireman in emergency and be directly accessible to every dwelling/lettable floor space on each floor.
- b. The lift shall have loading capacity of not less than 545 kgs (8 persons lift). The lift shall have a floor area of not less than 1.4 sq.m.
- c. 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 shafts. In case of failure of normal electric supply, it shall be capable of changing over to alternate supply manually through a change over switch.
- d. The operation of a fire lift is by simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will control only. When the switch is off, the lift will return to normal working.
- e. This lift can be used by the occupants in normal times.
- f. The words "FIRE LIFT" shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- g. For buildings above 24 m in height, collapsible gates shall not be permitted for lifts and shall be solid doors with fire resistance of one hour.
- h. Lifts shall not be provided in the staircase well.
- i. The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute or 91.5 meters per minute whichever is less.
- j. The lift machine room shall be separate and no other machinery shall be installed therein.
- k. Fire fighting lift should be provided with a ceiling hatch for use in case of emergency
- l. Telephone or other communication facilities shall be provided in the lift cars which shall be connected to fire control room of the building.

9. Basements

- a. Each basement shall be separately ventilated. Vents with cross sectional area (aggregate) not less than 2.5% of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall boards lights or pavement lights or by

way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling levels. Inlets and extracts may be terminated at ground level with stall boards or pavement lights as before but ducts to convey fresh air to the basement floor level have to be laid. Stall boards and pavement lights should be in positions easily accessible to the Fire Bridge and clearly marked "SMOKE OUTLETS" or "AIR INLET" with an indication of area served at or near the opening.

- b. The staircase of basement shall be of enclosed type having fire resistance of not less than two 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 positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors of one hour fire resistance. If the travel distance exceeds 18.50 m, additional staircases at proper places shall be provided. For fully sprinkled basements the above travel distance may be increased by 50%.
- c. In multi - storey basements, intake ducts may serve all basement levels but each basement and basement compartment shall have separate smoke outlet duct or ducts.
- d. Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat sensitive detectors and sprinklers and shall have a considerably higher performance than the standard units. It should also have an arrangement to start it manually & shall be designed to function at a temperature not less than 550 degree Celsius.
- e. Kitchens working on gas fuel, departmental stores and shops shall not be permitted in basement / sub-basement.

10. Service ducts

- a. Service ducts and shafts for electrical conduits, cables etc. shall be enclosed by walls having a fire resistance of not less than two hours. Doors for inspection or access shall also have fire resistance of not less than two hours. All such ducts / shafts shall be properly sealed and fire stopped at all floors levels.
- b. Refuse if the cross sectional area exceeds 1 sq.m it shall be sealed where it passes a floor by carrying the duct through the floor. The floor within the duct shall be pierced for any service pipe or ventilation trunk and shall fit as closely as possible around any such pipe or trunk.
- c. A permanent vent shall be provided at the top of the service shaft of cross sectional area not less than 460 sq.cm or 6.25 sq.m for each 900 sq.cm of the area of the shaft, whichever is more.

11. Refuse Chutes and Refuse chambers

- a. Hoppers to refuse chutes shall be situated in well ventilated positions and the chutes shall be continued upwards with an outlet above roof level and with an enclosure wall of non-combustible material with fire resistance not less than two hours. The hoppers shall not be located within the staircase enclosure.
- b. Inspection panel and hopper (charging station) opening shall be fitted with tight fitting metal doors, covers having a fire resistance of not less than one hour.
- c. Refuse chutes shall not be provided in staircase walls, air-conditioning shafts etc.
- d. Refuse-chambers shall have walls and floors or roofs constructed of non-combustible and impervious material and shall have a fire resistance of not less than two hours. They shall be located at a safe distance from exit routes.

12. Building services

A. Electrical Services

- a. The electric distribution cables / wiring shall be laid in separate duct. The duct shall be sealed at every alternative floor with non-combustible materials having the same fire resistance as that of the duct.
- b. Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electric cables.
- c. Separate circuits for water pumps, lifts, staircases and corridor lighting 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.
- d. The inspection panel doors and any other opening in the shaft shall be provided with air tight fire doors having the fire resistance of not less than two hours.
- e. Medium and Low-Voltage wiring running in shafts and within false ceiling shall run in metal conduit.
- f. An independent and well ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply cable. The doors provided for the service room shall have fire resistance of not less than two hours.

- g. If the licensees agree to provide meters on upper floors, the licensee's cables shall be segregated from consumers cable by providing a partition in the duct.
 - h. PVC cables should have an additional sheeting or protection provided by compounds sprayed on after installation because of the notorious secondary damage in case of fire.
- B. Town Gas / L P Gas supply pipes: Where gas pipes are run in the building, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no interring connection of this shaft with the rest of floors.

13. Staircase and Corridor Lighting

- a. The staircase and corridor lighting shall be on separate service and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any. The switch shall be of miniature circuit breaker type.
- b. The staircase and corridor lighting shall also be connected to alternate supply as defined in Byelaw No. 12.4 for building exceeding 24 m in height. For assembly, institutional buildings of height less than 24 m the alternate source of supply may be provided by battery continuously trickle, charged from the electric mains.
- c. Suitable arrangements shall be made by installation double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand-by supply.
- d. Emergency lights shall be provided in the staircases / corridor for all buildings above 15 m in height.

14. Alternate source of Electric Supply

- a. A stand-by electric/ diesel generator for high hazard building shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, 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 stand-by pump. Where parallel HV/LV supply from a separate substation is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with competent Fire Officer authorized by the Chief Fire Officer and Fire Advisor, RDA.

- b. The provision of generator set as above shall not be applicable to residential buildings up to 24 m in height.

15. Transformers

- a. If transformers are housed in the building between the ground level, it shall be necessarily in the first basement in separate fire resisting room of 4 hours rating. The room shall necessarily be at the periphery of the basement. The entrance to the room shall be provided with a steel door of 2 hours fire rating. A curb (sill) of a suitable height shall be provided at the entrance in order to prevent the flow of oil from ruptured transformer into other part of the basement. The direct access to the transformer room shall be provided preferably from outside.
- b. The switch gears shall be housed in a separate room separated from the transformer bays by a fire resisting wall with fire resistance not less than four hours.
- c. The transformer if housed in basement shall be protected by an automatic high pressure water spray system (Emulsifier System).
- d. In case the transformers housed in the basements are totally segregated from other areas of the basements by 4 hours fire resisting wall /walls with an access directly from outside it may be protected by carbon dioxide or B.C.F. fixed installation system.
- e. When housed at ground floor level it / they shall be cut off from the other portion of premises by fire resisting walls of 4 hours fire resistance.
- f. They shall not be housed on upper floors.
- g. A tank of RCC construction of capacity capable of accommodating entire oil of the transformers shall be provided at lower level, to collect the oil from the catch-pit in case of emergency. The pipe connecting the catch-pit to the tank shall be of non-combustible construction and shall be provided with a flame arrester.
- h. The transformers shall be protected by providing proper fire protection.
- i. No grass or shrubs shall be allowed to grow in transformer switchyard.
- j. A barbed wired fencing of minimum 1.5 m height shall be provided around transformer switchyard & the gate shall be provided for entrance. The gate should be always locked & the keys should be kept with authorized/responsible person of the company.
- k. "Danger"/"No Smoking" board shall be displayed at the entrance gate of transformer switchyard.

16. Air Conditioning

- a. Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as return air passage.
- b. The ducting shall be constructed of substantial gauge metal in accordance with IS 655 - 1963 (Revised) and any revision thereof.
- c. Wherever the ducts pass through firewalls or floors the opening around the ducts shall be sealed with fire resisting materials such as asbestos rope, vermiculite concrete, glass wool etc.
- d. As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- e. The materials used for insulating the duct system (inside or outside) shall be of non-combustible material such as glass wool etc.
- f. Area more than 750 sq. m on individual floor shall be segregated by a fire wall and automatic Fire Dampers for isolation shall be provided where the ducts pass through fire walls. The fire dampers shall be capable of operating manually.
- g. Air ducts serving main floor areas, corridors etc. shall not pass through the stair wall.
- h. The air handling units (AHU) shall as far as possible be separate for each floor and air ducts for every floor shall be separate and in no way inter-connected with the ducting of any other floor.
- i. The inspection panels shall be provided in the main turning to facilitate the cleaning of the ducts of accumulated dust and to obtain access for maintenance of fire dampers.
- j. No combustible material shall be fixed near than 150 mm to any duct unless such duct is properly enclosed & protected with non-combustible material (glass, wool or sunglass with neoprene facing enclosed & wrapped with aluminium sheeting) at least 3.2 mm thick and which would not readily conduct heat.
- k. If the air handling unit serves more than one floor, the recommendations given above shall be complied with in addition to the conditions given from (l) to (q) below.
- l. Proper arrangements by way of automatic fire dampers working on smoke detectors for isolating all ducting at every floor from the main riser shall be made.
- m. When the automatic fire alarm operates the respective air handling units of the air conditioning system shall automatically be switched off.
- n. Automatic fire dampers shall be provided at the inlet of the fresh air duct and the return air duct of each compartment / shop on every floor.
- o. Automatic fire dampers shall be so arranged so as to close by gravity in the direction of the air movement and to remain tightly closed upon operating of a smoke detectors.

- p. The air filters of the air-handling units shall be of non-combustible materials.
- q. The air handling unit room shall not be used for storage of any combustible materials.

17. Boiler Room

- a. Provisions of Boiler and Boiler Rooms shall conform to Indian Boiler Act. Further, the following additional aspects may be taken into account in the location of Boiler/Boiler Room
- b. The boilers shall not be allowed in sub-basement but may be allowed in the basements away from the escape routes.
- c. The boilers shall be installed in a fire resisting room of 4 hours fire resistance rating and this room shall be situated on the periphery of the basement. Catch-pits shall be provided at the low level.
- d. Entry to this room shall be provided with a composite door of 2 hours fire resistance.
- e. The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- f. The furnace oil tank for the Boiler if located in the adjoining room shall be separated by fire resisting wall of 4 hours rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the Boiler room in case of tank rupture.
- g. Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire service to use foam in case of fire.

18. Hazardous or inflammable materials

- a. No hazardous materials shall be allowed to be stored or kept in any part of high rise building either as storage or for handling, processing or manufacturing etc.
- b. Use of inflammable solvents for cleaning carpets etc. shall not be allowed inside the building.
- c. No refuse dumps or storage places shall be permitted in the staircase walls.
- d. Liquefied petroleum gas (LPG) shall not be stored or used in basement.
- e. Auto repairs and spray painting shall not be allowed in basement.

- f. Where gas pipes are run in the building, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircase. There shall be no interconnection of this shaft with the rest of the floors.
- g. Wooden or any other combustible materials shall not be used in staircases, lift lobby and such other places, which connect one floor to other.

19. Provision of first aid fire fighting appliances

- a. The first aid fire fighting equipments shall be provided on all floors including basements, occupied terraces, lift rooms, meter rooms, transformer rooms in accordance with IS 2190 - 1992 or revision thereof and in accordance with table No. 23, PART 4 of NBC 2005. Recommendations for providing First-aid-Fire Fighting Arrangements in Public Buildings in consultation with the competent fire authority as designated or authorized by the RDA.
- b. The fire fighting appliances shall be distributed over the building in accordance with prevailing IS: Code of practice for selection, installation and maintenance of portable first-aid fire appliances.

20. Fixed fire fighting installations

- a. All buildings depending upon the occupancy use shall be protected by wet riser, wet riser cum down comer automatic sprinkler installation, high pressure water spray or foam generating system etc. as per the details given below in Regulation No 19.1 of 20.c to 20.h.
- b. Fire Fighting Installations / Requirements: The fire fighting installations / requirements shall be as per the tables in Appendix C.
- c. The Wet Riser installations shall conform to IS 3844-1989 Code of Practice for installation of internal fire hydrants in multi-storied buildings. In addition, Wet Riser shall be designed for zonal distributions ensuring that unduly high pressure are not developed in risers and hose pipes. In addition to Wet Risers / Wet Riser-cum-down comer, first aid hose reels shall be installed on all the floors of the buildings above 15 m and shall conform to IS 884 - 1985. Specification for first aid hose reel for fire fighting (fixed installation). The first aid hose reel shall be connected to one of the female couplings of twin couplings of landing valves of the Wet Riser installations by means of adopter.
- d. i. Static Water Storage Tank: A satisfactory supply of water for the purpose of fire fighting shall always be available in the form of underground static storage tank with capacity specific for each building with arrangements of replenishment by main or alternative source of supply @ 1000 litres per minute. The static storage water

supply required for the above mentioned purpose should entirely be accessible to the fire engines of the local Fire Services. Provision of suitable number of manholes shall be made available for inspection, repairs and inspection of suction holes etc. The covering slab shall be able to withstand the vehicular load of 25 tons. The domestic suction tank connected to the static water storage tank shall have an overflow capable for discharging 2250 litres per minute to a visible drain point from which by a separate conduits, the overflow shall be conveyed to a storm water drain.

- ii. To prevent stagnation of water in the static water storage tank, the suction tank of the domestic water supply shall be fed only through an overflow arrangement to maintain the level therein at the minimum specified capacity.
 - iii. The static water storage tank shall be provided with a fire brigade collecting breaching with 4 nos. 63 mm dia (2 nos. 63mm dia for pump with capacity 1400 litres / minute) instantaneous male inlets arranged in a valve box at a suitable point at street level and connected to the static tank by a suitable fixed pipe not less than 15 cm dia to discharge water into the tank when required at a rate of 2250 litres per minute.
- e. Automatic Sprinklers: Auto - sprinklers shall be installed:
- i In basement used as car parks, if the area exceeds 200 sq.m.
 - ii In multi-storey basements used as car parks and for housing essential services ancillary to a particular occupancy.
 - iii Any room or other compartment of a building exceeding 500 sq.m.
 - iv Departmental stores or shops that totally exceed 750 sq.m.
 - v All non-domestic floors of mixed occupancy considered to constitute a hazard and not provided with staircases independent of the remainder of a building.
 - vi Godown and warehouses as considered necessary.
 - vii On all floors of the buildings other than residential buildings, if the height of the building exceed 60m
 - viii Dressing rooms, scenery docks, stages and stage basements of theatres.
 - ix All business, mercantile, residential hotels having building height 24m and above shall have sprinkler system
- f. Automatic high pressure water spray (emulsifier) system:
- i This system shall be provided for protection of indoor transformers.
 - ii High pressure water spray system shall be provided for all "Class A petroleum products & storage of hazardous gases".

- g. Foam Generation System: This system shall be provided for protection of boiler rooms with its ancillary storage of furnace oils.
- h. Carbon-Di-oxide Fire Extinguishing System: Fixed CO₂ fire extinguishing installation shall be provided as per IS 6382 - 1984 (or latest edition) Code of Practice for design and installation of fixed CO₂ fire extinguishing system on premises where water or foam cannot be used for fire extinguishment because of the special nature of the contents of the buildings areas to be protected. Where possible FC - 227, FM 200, HFP (heptafluoropropane), Innergen, etc. types of gases may be used for total flooding for fire protection instead of CO₂ installation.

21. Fire alarm system

All buildings with heights mentioned against each shall be equipped with fire alarm system as given in following Regulation.

- a. Residential Buildings above 35 m, Residential Hotels above 15 m, Business, Educational & Institutional Building above 24 m, Storage Buildings above 15 m, and industrial buildings having built up area above 500:
 - Such buildings shall be equipped with manually operated electrical alarm system with one or more call boxes located at each floor. The location of the call boxes shall be decided after taking into consideration the floor plan with a view to ensure that one or the other call box shall be readily accessible to all occupants of the floor without having to travel more than 22.5 m
 - The call boxes shall be of the “break-glass” type without any moving parts, where the call is transmitted automatically to the control room without any other action on the part of the person operating the call box.
 - All call boxes shall be wired in a closed circuit to a control panel in the control room, so that the floor number where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of 48 hours normal working at full load. The battery shall be arranged to be continuously trickle - charged from the electric mains. The circuit may be connected to alternate source of electric supply as defined in **Regulation No 19.1 of 12. A**
 - The call boxes shall be arranged to sound one or more sounders so as to ensure that all the occupants of the building shall be warned whenever any call box is actuated.

- The call boxes shall be so installed that they do not obstruct the exit-ways and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1 m from the floor level.
- b. All other buildings exceeding 24 m height excluding those mentioned above:
- i The building shall, in addition to the manually operated electrical fire alarm system, be equipped with an automatic fire alarm system. The later shall be in addition to the alarm which may be sounded by the actuation of any automatic fire extinguishing system which may be installed in any particular occupancy in accordance with these bylaws. The detectors for the automatic fire alarm shall conform to relevant IS specification Head / Smoke sensitive type Fire Detector and the system shall be installed in accordance with IS 2189 – 1999 or (latest edition) Code of practice of Automatic Fire Detection and Alarm System or any other relevant Indian Standard prescribed from time to time.

Notes:

1. Several types of fire detectors are available in the market but the application of each type is limited and has to be carefully considered in relation to the type of risk and the structural feature of the building where they are to be installed.
2. No automatic detectors shall be required in any room or portion of building which is equipped with an approved installation of automatic sprinklers.

22. Lightning protection of buildings

The lightning protection for the buildings shall be provided as given in Part – 8 “Building Services, Section 2, Electrical Installations” of National Building Code of India 2005.

23. Fire control Room

For residential buildings with a height of 30 meter and above and for all other buildings with a height of 15 meter and above 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. Details of all floor plans along with the details of the fire fighting equipment and installations shall be maintained in the Control Room The Control Room shall also have facilities to detect the fire on any floor through Indicator Boards connecting fire detecting and alarm system on all floors. The staff in

charge of control room shall be responsible for the maintenance of the various services and fire fighting equipment and installations.

24. Refuge area

- a. In multi-storied and high-rise buildings, at least one Refuge Area shall be provided on the floor immediately above 24 M
- b. It shall be on the external walls as a cantilevered projection or in any manner.
- c. It shall have a minimum area of 15 sq.mt. and a minimum width of 3.0 m
- d. It shall not be counted in FSI.

25. Caretaker for residential, hotels, business, mercantile, industrial, storage and hazardous buildings with height more than 30 m

1. A qualified Fire Officer with experience of not less than 3 years shall be appointed as a care taker who will be available on the premises at all times. The qualification of Fire Officer shall be as under:
 - a. Should have Diploma or Adv. Diploma of National Fire Service College, Nagpur. OR
 - b. Should have Degree of B.E. (Fire) from NFSC, Nagpur. OR
 - c. Should have passed Grade (I) Fire, U.K. or India.
2. The Fire Officer shall -
 - a. Maintain the fire fighting equipment in good working condition at all times.
 - b. Layout fire orders and fire operational plan.
 - c. Impart training to the occupants of the buildings in the use of fire fighting equipments provided on the premises and keep them informed about the fire emergency evacuation plan.
 - d. Keep proper coordination with Local Fire Service.

26. Housekeeping

To eliminate fire hazards a good housekeeping inside the building and outside the buildings shall be strictly maintained by the occupants and / or the owner of the building.

27. Fire drills and fire orders

Fire notices / orders shall be prepared to fulfill the requirements of the fire fighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their action in the event of the emergency, by displaying fire notices at vantage points and also through regular training as per the provisions specified in Annex "E" of Part 4 of NBC 2005. Such notices should be displayed prominently in bold lettering.

28. Security deposits

For buildings which are more than 24 M in height the applicant / owner shall deposit and keep deposited an amount of Rs 20,000/- as security deposit, at the time of application to the Chief Fire Officer of RDA for approval under these regulations, for the due performance of the requirements of these regulations. The security deposit shall be refunded without interest, after the grant of Occupancy Certificate.

29. Fire Protection Fund Fees and Additional Fire Protection Fund Fees for developments in GPCPSIRDA

The Fire Protection Fund Fees as applicable and amended from time to time are applicable to all new developments in RDA as per the provisions of Fire Protection and Prevention Act, 1997. The additional Fire Protection Fund Fees are applicable to all high rise buildings in addition to Fire Protection Fund Fees.

Additional requirements for industrial buildings (Group G), Storage Building - (Group H) and Buildings of Hazardous Use (Group J)

In addition to the general requirements specified above, the requirements given in Clause Nos. 6.7, 6.8 and 6.9 of Part IV of the National Building Code of India, 2005 shall be complied with for the above group of buildings. In addition the following

Annexure shall be followed for the respective occupancy.

Annexure A - Calorific values of common materials and typical values of fire load density

Annexure B - Broad classification of industrial and Non Industrial occupancies into different degree of hazard.

Annexure C - Fire protection Requirements for high rise buildings – 15m in height or above.

Annexure D – Fire protection Considerations for venting in industrial buildings

Annexure E – Guidelines for fire drill and evacuation procedures for high rise buildings

31. Compartmentation

The building shall be suitably compartmented so that fire/ smoke remain confined to the area where fire incident has occurred and does not spread to the remaining part of the building.

32. Helipad

For the high rise buildings above 60 m in height, provision for helipad should be made.

33. Passive fire protection required

The passive Fire Protection Requirements shall be as per PART IV of National Building Code of India 2005.

19.2 Facilities for Physically Handicapped Persons

1. Short Title, Extent & Commencement

1. These regulations shall apply to the buildings of physically handicapped persons.
2. They shall extend to the whole of GPCPIR.

2. Definitions

1. **Non - ambulatory Disabilities:** Impairments that regardless of cause or manifestation, for all practical purposes confine individuals to wheel- chairs.
2. **Semi-ambulatory Disabilities:** Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputee's arthritics, spastics, and those with pulmonary and cardiac ills may be semi- ambulatory.
3. **Hearing Disabilities:** Deafness or hearing handicaps that might make an individual insecure in, public areas because he is unable to communicate or hear warning signals.
4. **Sight Disabilities:** Total blindness or impairments affecting sight to the extent that the individual functioning in public areas is insecure or exposed to danger.
5. **Wheel Chair:** Chair used by Disabled people for mobility. The standard size of wheel chair shall be taken as 1050x750 mm.

3. Scope

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

4. Site Development

Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

I. Access Path / Walk Way

Access path from the entry and surface parking to Building entrance shall be minimum of 1800mm. wide having even surface without any steps. Slope if any, shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and

brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons here in after referred to as "guiding floor material"(regulation no.19.2 6.)".Finishes shall have a non slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

II. Parking

For parking of vehicles of handicapped people the following provisions shall be made:

1. Surface parking for two car Spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 Mts. from building .
2. The width of parking bay shall be minimum 3.60 metre.
3. The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
4. Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

5. Building Requirements

The specified facilities for the building for physically handicapped persons shall be as follows.

1. Approach to plinth level.
2. Corridor connecting the entrance/ exit for the handicapped.
3. Stair- ways.
4. Lift.
5. Toilet.
6. Drinking water.

I. Approach to plinth level

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

- a. **Ramped Approach:** Ramp shall be finished with non slip material to enter the building minimum width of ramp shall be 1800 mm. with maximum gradient 1:12, length of ramp shall not exceed 9.0 Mts. having 800 mm high hand rail on both sides extending 300 mm. beyond top and bottom of the ramp.

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

- b. **Stepped Approach:** For stepped approach size of tread shall not be less than 300 mm. and maximum riser shall be 150 mm. Provision of 800 mm. high hand rail on both sides of the stepped approach similar to the ramped approach.
- c. **Exit / Entrance Door:** Minimum clear opening of the entrance door shall be 900 mm. and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12 mm.
- d. **Entrance Landing:** Entrance landing shall be providing adjacent to ramp with the minimum dimension 1800x2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor material"(regulation no.19.2 6.)" Finishes shall have a non slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

II. Corridor connecting the entrance / exit for the handicapped

The corridor connecting the entrance / exit for handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

- 1. "Guiding floor materials" shall be provided or devices that emit sound to guide visually impaired persons.
- 2. The minimum width shall be 1500 mm.
- 3. In case there is a difference of level slope ways shall be provided with a slope of 1:12.
- 4. Hand rails shall be provided for ramps / slope ways.

III. Stair ways

One of the stair - ways near the entrance / exist for the handicapped shall have the following provisions:

- 1. The minimum width shall be 1350 mm.

2. Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
3. Maximum number of risers on a flight shall be limited to 12.
4. Hand rails shall be provided on both sides and shall extend 300 mm. on the top and bottom of each flight on steps.

IV. Lifts

Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity by bureau of Indian standards.

1. Clear internal depth :1100mm.
2. Clear internal width: 2000mm.
3. Entrance door width: 900mm.
4. A hand rail not less than 600 mm long at 1000 mm. above floor level shall be fixed adjacent to the control panel.
5. The lift lobby shall be of an inside measurement of 1800x1800 mm. or more.
6. The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 m/sec.
7. The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.

V. Toilets

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

1. The minimum size shall be 1000x1750 mm.
2. Minimum clear opening of the door shall be 900 mm. and the door shall be swing out
3. Suitable arrangement of vertical / horizontal hand rails with 50 mm clearance from wall shall be made in the toilet.
4. The W.C seat shall be 500 mm. from the floor.

VI. Drinking Water

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

VII. Designing for Children

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

6. Explanatory Notes

1. Guiding / Warning Floor Material

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

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

2. Proper Signage

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

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm. high). For visually impaired persons information board in Braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

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

19.3 Regulations for housing scheme for industrial workers

1. Introduction

In respect of the land developed or intended to be developed for the Group Housing Scheme or Plotted Development Scheme for the benefit of Industrial Workers by or any other authority constituted by or under any law and approved by RDA , the Corporation may permit the development or redevelopment of such land or any part thereof, after varying or modifying the standard, specification, or dimension contained in the foregoing Regulations but subject to the extent of variation or modification shown herein below:

Explanation - I: "Group Housing Scheme" means a scheme of constructing a building or buildings with one or more floors, each floor consisting of one or more dwelling units and having common service facilities. Provided that the land underlying such building or buildings is held in lease-hold by one.

Explanation - II: "Plotted Development Scheme" means a scheme of constructing dwelling units with one or more floors and having party walls or otherwise but having common service facilities. Provided that the lands underlying such dwelling units are held in lease-hold by more than one person.

2. Design of Building:

In respect of the Plotted Development Scheme, the FSI shall be calculated with reference to the area of the plot held in one ownership. In respect of the Group Housing Scheme, the FSI shall be calculated with reference to the plot area as deducted by the area of layout roads required as per Regulation.no.12.5

Sizes of bathroom and water closet (WC): The internal dimension of bathroom, WC, and combined toilet shall be as follows:

1. Bathroom - 1.0 m x 1.2 m
2. Water Closet (W.C.) - 1.0 m x 0.9 m
3. Combined Toilet - 1.0 m x 1.8 m

Heights of room: The height of a room in any building shall not be less than 2.2 m at eaves in case of a sloping roof provided that the arithmetic average of the maximum height and the minimum height of the room under the same roof shall not be less than 2.6 m The height of bath rooms and WCs shall not be less than 2.2 m

Staircases: The following regulations shall apply to the internal individual staircase only.

1. Minimum width for 2 Storey buildings:
2. Straight flight - 0.60 m
3. For 2 Storey building with winders - 0.75 m
4. For 3 Storey buildings:
5. Straight flight - 0.75 m
6. Riser - 20 cms. (max.) with maximum number of winders being 2 in a quarter
7. landing.

Tread –

1. For 2 storied building (G+1) - Minimum 22.5 cms
2. This could be reduced to 20 cms as the clear tread between perpend, with
3. possibility of open riser as well as nosing and inclined riser to have an effective
4. Going of 22.5 cms.

Permissible height of building and open spaces around buildings:

Permissible height of any buildings shall be 10 m the front side and rear open spaces shall be governed by the following provisions in this Table.

Table 19.2: Permissible height of building and open spaces around buildings for industrial workers housing

Type of Development	Front		Side Attached	Rear		Max. Height permissible
	Vehicular Road 6 M and above	Pathway		Attached	Detached	
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1. Ground floor Development						
a) Plotted (25 sqm to 40 sqm)	1.50 m	1.0 m	Nil	Nil	1.5M	4 m
b) Group Housing	1.5 m	Distance between	Nil	Nil	Nil	4 m

		two buildings shall be minimum 3.0M and distance between the bldg and plot boundary shall be 1.5 M.				
2. Ground + 1 floor Development -						
a) Plotted(25 sqm to 40 sqm)	1.5 m	1.0 m	Nil	Nil	1.5m	7m
b)Group Housing	1.5 m	Distance between two buildings shall be min.3.0M and distance between the building and the plot boundary shall be 1.5M	Nil	Nil	Nil	7m
3. Ground + 2Floors Development						
a) Plotted		Not permitted				
b)Group	3.0m	Distance				10 m

Housing		between two buildings shall be min. 4.5 m and distance between the building and the plot boundary shall be min. 3.0M				
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Note: The above provision shall also be applicable to plots up to 60 Sqm in area if the depth of plot is less than 12.0 m

3. Requirement of Layout: The development of land in the form of a layout shall be governed by the following regulations:

Plot size - Minimum plot size shall be 25 Sqm. **Peripheral Roads** - Peripheral network of the roads for the scheme area shall be retained as per development plan / nodal plan / zonal plan or as may be directed by RDA

Layout roads: For lengths more than 70 m and up to 85 m with dead end, vehicular road of at least 6 m (right of way) with 4.5 m paved width as carriage way shall be provided.

1. A loop road with maximum 170 m total length shall be permitted with 6 m right of way and 4.5 m paved width.
2. For roads more than 85 m dead end / 170 m loop road, the right of way shall be minimum 9 m and carriage width shall be 6 m up to maximum 250 m length.
3. For roads more than 250 m in length the minimum right of way shall be 11m with carriage width of 7 m

Pathway

Table 19.3: Length of Pathways

Length	Paved Width	Right of way
20	1.5	3 m
30	2.0	3 m
40	2.5	3 m
50	3.0	3 m
70	3.5	5 m

Note: Dead end roads and pathways exceeding 30 m in length will not be accepted. Along open courts only paved pathways may be provided.

Recreational Open Space: The proportion of recreational open spaces to the net residential area in the layout shall be 10 percent. Provided that the proportion of such open spaces together with areas under school and playgrounds, where provided, shall be 8.5 per cent of the total gross area of the project. However, the percentage shall not be less than 9.5 per cent exclusive of the areas of roads (11 mtr and above) and other facilities such as schools, hospitals, markets, etc.

Social Facilities and Public Utilities: Social facilities and public utilities shall be provided as per planning brief totally approved by RDA. These shall include schools, community centres, plots for social and religious purpose, plot for shopping and markets, plots for ESR/GSR, plot for electric sub-station, plot for sewage pump and any other purpose as approved by RDA.

19.4 Gasoline Filling Station, Gasoline Filling cum Service Station, Public Utility Service in respect of Outlet and Related Buildings

1. Definition

1. The term “Gasoline” in the context of these regulations shall mean liquid motor fuel (petrol/diesel), gas (CNG/LPG) fuel used to drive the motor vehicles.
2. The term “Filling Station” is a place of retail business engaged in supplying and dispensing of Gasoline (Motor-Fuel) and motor oil essential for the normal operation of automobiles.
3. The term “Filling cum Service station” is a place of retail business engaged in supplying goods and services essential for the normal operation of automobiles. These include dispensing Gasoline and Motor- oil, the sales and services of tyres, batteries and other automobiles accessories and replacement item and washing and lubrication. They do not include the body of tender work, painting or other major motors repairs and over hauling.
4. Gasoline shall be permitted irrespective of any zone.

2. Requirements of Filling Stations and Filling-Cum Service-Station

A. Space Requirements

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

B. Traffic Requirements

1. A filling station or filling cum service station is a major generator of traffic and as such present a degree of traffic hazard on the road on which it is sited. This potential traffic hazard determines the number of station that can be permitted in any section of the road or the highway or in a section of a city, the objective being to keep the traffic hazard to the minimum.
2. A filling station or filling cum service station should not be located opposite a break or opening in the central verge on a dual carriage as this will encourage the traffic to cross the road while entering a filling station or filling cum service station.
3. A filling station or filling cum service station preferably may not be sited too closed to an intersection to a traffic island on the main road. To assure satisfactory wearing distances, the minimum desirable distance between an access to a station and the tangent point of the traffic island or intersection should be 80.00 metres.
4. In the case of main road provided along with a service road or a marginal access road, the access to the station should be provided from the service the marginal access road and not from the main road.
5. On road having heavy traffic, it is desirable to provide one station on either side of the road so that vehicles are not required to cross the road. On roads the traffic cannot support two filling station open on either side, one may be located on either sides provided the site is not close to a junction and confirm to the requirements of the 3 above.
6. Sitting of the stations on road curves or bends are a safety hazard and should be avoided. Filling cum service station should not be located adjacent to the residential houses.
7. The minimum distance of the property line of the filling station from the central line of the road must not be less than 15.00 metres. or half the proposed right of way of the road, whichever is more. In the case of National Highways, and major road in the urban areas they should be set back so as to be outside the ultimate right of way of the highway along which it is to be located. However, variations can be approved in special cases if allowed by the competent Authority after complete investigation.
8. The heaping up of the oil cans and other goods within the premises which tend to create a sort of ugly character to the area should be discouraged, Preferential locations in highly congested highways in urban areas create traffic problems which need proper and careful examination. Similarly the concentration of filling station and service station etc. along traffic or arteries creates

problems in maintaining street capacity thereby depriving the community facility for mass and quick transport along the highway in urban.

C. Entrance and Exit Consideration

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

19.5 Regulation for Mining, Quarrying and Brick Kiln

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

1. Deposition of Fees

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

2. Blasting Regulations

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

3. Building Regulations

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

4. Time Line

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. Development Permission

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

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

20. Utility & Infrastructure Related Regulations

20.1 Control of Air and Water Pollution

1. No industrial effluent shall be disposed or exposed so as to cause nuisance and endanger to public health.
2. Without prejudice to the generality of the above provisions, the Competent Authority may stipulate certain conditions or measures to control the air borne emissions and liquid effluents from industrial units. These measures shall be stipulated as conditions of the development permission.
3. Industries in the special industrial zone which emit liquid and gaseous effluents shall not be allowed to emit such effluent unless they are purified and rendered harmless from the public health point of view by provision of purification plants, as may be prescribed by the Competent Authority and/or the Gujarat Pollution Control Board.
4. Controls as prescribed from time to time by the pollution control board / Competent Authority shall be applicable to all development and redevelopment.

20.2 Control of Drains, Sewers, Drainage and Sewage Works

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

20.2.1 Definitions

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

1. **“Sewer System”** shall mean the sewage disposal system.
2. **“Engineer”** shall mean the Engineer of Authority or the authorised person or its deputy or representative duly authorised from time to time to act on his behalf.
3. **“Person”** shall mean any individual firm, company, association, society, corporation or group.
4. **“Sewer”** shall mean a pipe, or conduct or other construction provided for carrying sewage.
5. **“Building Sewer”** shall mean the sewer under the control of the property owner and extending from the building to the first inspection chamber or manhole.
6. **“Public sewer”** shall mean a sewer in which all owners of abutting properties may discharge, and which is controlled by the public body.
7. **“Sanitary Sewer”** shall mean a sewer which carries sewage and to which storm, surface and ground water are not admitted.
8. **“Storm Sewer”** shall mean sewer which carries storm and surface water and drainage but excludes sewage and industrial wastes, other than unpolluted cooling water.
9. **“Combined Sewer”** shall mean a sewer receiving both sewage and surface run off.
10. **“Sewage”** shall mean a combination of the waters carried from residences, business buildings, institutions and industrial establishments; to go there with such ground surface and storm waters as may be present.
11. **“Industrial waters”** shall mean the liquid wastes from industrial manufacturing process, trade, business or form of any development, recovery or processing operation, as distinct from sanitary sewage.
12. **“Garbage”** shall mean solid wastes from the domestic and commercial preparation, cooking and dispensing of food and from the handling storage, and sale of produce.
13. **“Properly Shredded Garbage”** shall mean the waste from the preparation, cooking and dispensing of food that have been

shredded to such a degree that all particles will be of 1 cm. carried freely under the flow conditions normally prevailing in sewers with no particle greater than 1 cm in any dimension.

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

20.2.2 Regulations

1. It shall be unlawful for any person to place, deposit, or permit to be deposited in any incinerate manner on public or private property within the jurisdiction of Competent Authority any human or animal excrement, garbage or other objectionable waste.
2. It shall be unlawful for any person to discharge to any natural outlet or anywhere, within the area under the jurisdiction of Competent Authority any sewage or other polluted waters except where suitable treatment has been provided in accordance with subsequent provisions of these regulations.
3. For permission to discharge into the sewage system from establishments producing industrial wastes, the owner or his authorised agent shall make application on a special form furnished by the Competent Authority as the case may be. The permit application shall be supplemented by any plans, specifications, sample test reports or other information considered pertinent in the judgement of the Engineer. An inspection fee of Rs.100/- for an industrial building sewer permit shall be paid at the time application is filed. All industrial and trade establishments existing and discharging industrial wastes into the sewer system at the time of enactment of these regulations shall also require permission to discharge into the sewer under these regulations.
4. No person shall discharge or cause to be discharged any storm water surface water, ground water, roof run-off, or subsurface drainage to any sanitary sewer. uncontaminated cooling water or unpolluted industrial process water be permitted to be discharged to any sanitary sewer by the Engineer if storm sewer is not available.
5. Storm water and all other unpolluted drainage shall be discharged to such sewer as are specifically designated as storm sewers or to a natural outlet approved by the Engineer. Industrial cooling water or unpolluted process waters may be discharged with the prior approval of the Engineer to a storm sewer or natural outlet.
6. Grease, oil and sand interceptors of approved type and capacity shall be provided when in the opinion of the Engineer, they are necessary for the proper handling of liquid wastes containing grease in excessive amounts or any inflammable wastes, sand or other harmful ingredients, such interceptors shall be so located as to be readily accessible for cleaning and inspection.
7. No storage rooms where acids, cyanide, cyanogen compound or other dangerous substances are stored, shall be connected directly to the public sewers or to any natural outlet, curing holding pit, or other approved arrangement may be required to be provided so that accidental discharge can be caught and disposed off in a safe manner.

8. All permits granted under Regulation No.20.2.2 (3) shall be valid for a period of 3 years and it shall be incumbent on the owner or his authorised agent to make an application for renewal with payment of renewal fee of Rs.75/- three months before the 'expiry' of the permit period furnishing sample test reports and any other information considered pertinent in the judgment of the Engineer.
9. No person shall discharge or cause to be discharged any of the following described kinds of sewage, industrial or factory waste into any sewer or body of water within or entering the area;
 - a. Any liquid or vapour having a temperature higher than 111°F (45°C).
 - b. Any water or wastes having a pH lower than 5.5 or higher than 9.5.
 - c. Any water containing fats, wax grease, tars or oils whether emulsified or not, in excess of 100 MG/L or containing substance which may solidify or become viscous at temperatures between 32 of and 150 of (0°C and 65°C).
 - d. Any petroleum products, fuel oil, calcium carbide benzene, haphane, cleaning solvents or other inflammable or explosive materials in liquid, or gaseous form and having a flash point lower than 187 of.
 - e. Any solid or viscous substances in quantities or of such size or specific gravity as would be capable of causing obstruction to the flow in sewers or other interference with the proper operation of sewage work such as, but not limited to, ashes, cinders, sand stone dust, mud, straw, shaving metal, glass, rags, feathers, star, plastics, wood fuller's earth, lime slurries and residues, pulp and paper mill wastes, ungrounded garbage, paper dishes, cups, food containers, etc. either whole or grounded by garbage grinders.
 - f. Any paunch manure or intestinal contents from animal, grease oil, hooves, toenails, bees, bristles, whole blood, fleshing and hair resulting from slaughtering, tanning and other operations, which may cause difficulty to the sewer system.
 - g. Any garbage that has not been properly shredded as defined in definition 24.1 (13). The installation and operation of any garbage grinder equipped with a motor of 3/4 H.P. (0.76 H.P.) metric or greater shall be subject to review and approval of the engineer.
 - h. Any soluble substances in such concentration as to increase the viscosity of the water or greater than 1:10 specific viscosity.

- i. Any waters or water containing toxic, poisonous, solids, liquid or gases in sufficient quantity either singly or by interaction with other wastes likely to injure or interfere with any sewage treatment process, constitute a hazard to human or animals, create a public nuisance or create any hazard in the receiving waters of the sewage treatment plant, including but not limited to:
 - i. Cyanides in excess of 2 Mg./L as CN;
 - ii. Hexavalent chromium in excess of 3 Mg./L as GO;
 - iii. Total iron excess of MG./L as Fe.

- j. Any waters or wastes containing constituents such as but not limited to the following objectionable limit which in the opinion of the Engineer are likely to interfere with sewage treatment or exceed limits after treatment of the sewage to meet the requirements of the State, or other public or local authorities for discharge to the receiving water:
 - i. Copper UPTO 3Mg/L
 - ii. Zinc UPTO 15Mg/L
 - iii. Lead UPTO 1Mg/L
 - iv. Nickel UPTO 2Mg/L

- k. Any waters or waste containing phenols or other tastes or odor producing substances in concentrations exceeding 0.005 Mg/L.
- l. Any radioactive waste should not exceed following limits:
 - Radioactive material:
 - i. Alpha -7
Emitters Max 1-0 mc/ml
 - ii. Beta -6
Emitters Max 1-0 mc/ml

- m. Any malodorous gases and acetylene generation sludge.
- n. Any water or waste containing sulfides, sulphur dioxide, nitrous oxide or any of the halogens exceeding 10 Mg/L in concentration.
- o. Any water or waste containing sulphates in excess of 1000 Mg/L concentration.
- p. Any water or waste having B.O.D. more than 300 Mg/L.
- q. Any water or waste having average suspended solids more than 600 Mg/L.

- r. Any water or waste having dissolved solids in excess of 2100 Mg/L concentration.
- s. Any water or waste containing following elements in excess of respective proportion mentioned against them:

Table 20.1: Limiting Standards of Various Components

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

- t. No person shall discharge or caused to be discharged any of the following kinds of sewerage, industrial or factory waste into any river or creeks, exceeding respective levels as shown in Appendix attached, at the end of this chapter.
10. No person shall discharge or caused to be discharged substances, materials, waters or wastes, if it appears likely in the opinion of the Engineer that such wastes are not amenable to satisfactory treatment or can harm either sewers, sewage treatment process or equipment have an adverse effect on the reviving stream or can otherwise endanger life, limb, public property, or constitute a nuisance. In forming his opinion as to the acceptability of such wastes the Engineer will give consideration to such factors as the quantities of wastes in relation to flows and velocities in the sewers, materials of construction of the sewers, nature of the sewage treatment process, degree of treatability of wastes and other pertinent factors.
11. At such time as the sewage works are not overloaded, the engineer may at his discretion permit greater degree of pollution than set out in this regulation No.9(q) but in no case exceeding the following:
- i. B.O.D. of 600 Mg/L. and
 - ii. Average suspended solids 1200 Mg/L.

12. The permission mentioned in regulation will be given only upon payment of surcharge in addition to the usual sewer charges, and it will be liable to be withdrawn on 3 months notice. The rates for surcharge will be decided by the Authority from time to time.
13. If any waters or wastes which are discharged, or are proposed to be discharged to the public sewers, contain the substances or process characteristics enumerated in these regulations and which in the judgment of the Engineer may have a deleterious effect upon the sewage works, processes, equipment or receiving waters, or which otherwise create a hazard to life or constitute a public nuisance, the Engineer may:
 - reject the wastes.
 - require pre-treatment in a private waste treatment system to an acceptable condition for discharge to the public sewers.
 - require provision of flow equalizing facilities for control over the quantities and rates of discharge to avoid unusual volumes or flow or concentration of waste constituting slugs as defined.
 - require payment of surcharge as detailed in regulation 12 above.
14. The owner shall operate and maintain continuously and effectively at his expense the private waste treatment or flow equalization system in a sanitary and safe manner at all times.
15. When required by the Engineer, the owner of any property serviced by a building sewer carrying industrial wastes shall install a suitable control manhole together with such necessary appurtenances in the building sewer to facilitate observation, sampling and measurement of the wastes. Such manhole when required shall be accessible at all times. In a default of the owner to install and maintain a control manhole and any required appurtenance within 1 month of a written notice from the Engineer to do so, the latter shall be entitled to estimate the quality and quantity in any manner or method practicable for computing the amount of the surcharge and the presence of the objectionable constituents laid down in Regulation No.9, 10 and 11 above.
16. In the event that no special manhole has been required, the control manhole shall be connected to the nearest downstream manhole in the public sewer to the point at which the building sewer is connected.
17. Sampling shall be carried out to reflect the effect of constituents upon the sewage works and to determine the existence of hazards to life, limb and property. The particular analysis involved will at the discretion of Engineer be done either on basis of a 24 hours composite of all discharge of a property or as a grade

sample or samples. Normally B.O.D. and suspended solids analysis are determined from 24 hours composites whereas pH is determined by grade samplings.

18. All tests and analysis of the characteristics of water and wastes to which reference is made in these Regulations shall be determined in accordance with Standard Methods as mentioned in definition 24.1(24) and shall be determined at the said control manhole in the presence of representatives of all parties concerned, and tested at a Municipal or any other laboratory approved by the Engineer.
19. The Engineer may at any time before or after issue of permit or grant of connection, run additional tests of the sewage or wastes being discharged by any trade or industry over such period as it may deem necessary, cost of such test shall be borne by the Competent Authority.
20. In the event of taste showing greater degree of pollution than permissible under the Regulation at No.24.2.9(xvi) and (xvii); above the surcharge, if any to be paid, shall be computed on the basis of the latest test and shall be levied from the billing period in which the tests are carried out. If any such testing by the Competent Authority shall show reduced degree of pollution in the wastes sufficient to exempt from payment of surcharge the same shall become effective from the next billing period.
21. If the owner is of the opinion that for any reason the nature of the sewage presently being discharged into the sewer has a substantially lessened degree of pollution than as shown by prior tests, he may request the Competent Authority to make new test more than once in each billing period to be made at his expense. Such test will be taken by the Engineer at his discretion within three months from the date of application. If the Engineer is satisfied that such tests were made when the plant was operating under normal conditions, the results of the latest tests shall be used in computing or exempting from the surcharge.
22. The Engineer or other duly authorised employees of the Competent Authority shall be permitted to enter all properties for the purposes of inspection, observations of these regulations and having a direct bearing on the nature and source of discharge.
23. Any person found to be violating any provision of these regulations shall be served by the Competent Authority with written notice stating the violation and providing a reasonable time limit not less than one month for the satisfactory correction thereof. The offender shall within the period of time stated in such notice, permanently cease all violations.
24. Any person who shall continue any violation beyond the time limit, provided for in regulation 24.2.(23) above, shall be liable for prosecution and be punished with a fine which may extend to

₹500/- for each violation and in case of a continuing breach to ₹50/- per day after the date of first conviction.

25. Any person violating any of the provisions of these regulations shall become liable to the Competent Authority for any expenses, loss or damage occasioned to the Competent Authority by the reason of such violation and shall be liable to suspension, revocation or cancellation, if any permissions were granted under the regulations.
26. Should any court of competent jurisdiction declare any provision of this regulation ultravires then the decision shall effect only such provision so declared to be ultravires and shall not affect any other provisions.
27. The above mentioned Regulations shall be subject to modification from time to time as required by Gujarat Pollution Control Board and Competent Authority.

20.2.3 Septic Tank

Location and sub-soil dispersion. A sub-soil dispersion system shall not be closer than 12 mts. to any source of drinking water, such as a well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building is economically feasible but not closer than 2 mts. to avoid damage to the structure.

Dimensions etc.

- a. Septic tank shall have a minimum inner width of 75cm.. a minimum depth of - meter below the water level and a per capital minimum liquid capacity of 85 liters. The length of the tanks shall be least twice the width.
- b. Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable material as approved by the competent authority.
- c. Under no circumstances should effluent from a septic tank or allowed into an open channel drain or body of water without adequate treatment.
- d. The minimum normal diameter of the pipe shall be 100mm. Further at junction of pipes in manholes, the direction of flow from a branch connection should not make an angle exceeding 45 with the direction of flow in the main pipe.
- e. The gradients of land-drains, under-drainage as well as the bottom of dispersion trenches and soak wells should be between 1:300 and 1:1400.

- f. Every septic tank shall be provided with a ventilating pipe of at least 50mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall extended to a height which would cause no smell or nuisance to any building in the area. Generally, the ventilating pipe should extend to a high of about 2 mts above the septic tank building when it is located closer than 15mts.
- g. When the disposal of a septic tank effluent is to a seepage pit, the seepage pit may be of sectional dimension of 90 cm and not less than 100 cm in depth below the inner level of the inlet pipe. The pit may be lined with stone, brick and concrete blocks with dry open joint which should be backed with at least 7.5 CMS of clean coarse aggregate. The lining above the inlet level should be narrowed to reduce the size of the R.C.C. cover slabs. Where no lining is used, especially near trees the entitle pit should be filled with loose stones. A masonry ring should to construct at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe should be taken down to a depth of 90 cm. from the top an anti Mosquito Measure.
- h. When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. Wide excavated to a slight gradient and shall be provided with a layer of shed gravel or crushed stones 15 to 25 cm. Deep. Open joined pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have a minimum internal diameter of 70 to 100 mm. Each dispersion trench should not be longer than 30 mts. and trenches should not be placed closer than 1.8 mts to each other.

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

20.2.5 The above mentioned Regulations shall be subject to modification from time to time as required by Gujarat Pollution Control Board/ /Competent Authority.

21. Applicability of Regulations

1. These Regulations except Regulation No.22 apply to all new constructions to be carried out and shall also apply to any additions or alterations that may be made in any existing constructions and also in case of change of use in existing building. The Regulation No.22 shall apply to existing buildings.
2. A person shall be deemed to do or omit or fail to do any act or thing who does or omits or fails to do such act or thing either in the capacity of an owner, agent of an owner, contractor, agent of a contractor, builder, agent of a builder, structural-designer, architect or engineer, Surveyor / Plan Maker, Clerk of Works or person-in-charge of any building operation.
3. **Addition or extension to a building:** No addition or extension to a building shall be allowed unless the addition or extension is such as would be permissible if the whole building were reconstructed from the plinth with the open spaces required under the Regulations applicable to the site of the building at the time of the proposed addition or extension and no addition or extension to a building shall be allowed which would diminish the extent of air space below the minimum which is required by the Regulations applicable to the site of the building at the time of the proposed addition or extension.

Safe guard against Reduction of open spaces: No construction work on a building shall be allowed if such work operates to reduce an open air space of any other adjoining building belonging to the same owner to an extent less than what is prescribed by any of the Regulation in force at the time of the proposed work or to further reduce such open space if it is already less than what is prescribed.

4. **Open space to be open to Sky:** Every open space, whether exterior or interior or a set-back provided in pursuance of any Regulation, or under an agreement lodged with the Authority shall be paved and be always kept free from any erection thereon and open to the sky, except 23 cms. cornice or 30 cms eave or grill with opening not less than 8 X 8 cms and 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.

22. Maintenance of Buildings

1.
 - A. For the purpose of these Regulation, the building shall be divided into the following classes:
 - a. Class-1: All types of framed structures, factory buildings, cinema, auditorium and other public buildings, schools and college buildings, hostels.
 - b. Class-2: Masonry walled residential buildings constructed with more than ground + two floors.
 - B. It shall be the duty of the owner of a building to get his building examined by a registered structural designer at the interval of time prescribed hereunder and to submit a structural inspection report to the Authority in the Form No.11.
 - C. The interval at which such buildings are to be examined and a report submitted to Authority shall be as under:
 - a. Within three years from the coming into force of these Regulation and thereafter at the interval of every fifteen years from the date of submission of the first report for Class-I buildings which are erected fifteen years earlier from the date on which these Regulations has come into force or which becomes five years old thereafter.
 - b. Within five years from the coming into force of these Regulation and thereafter at the interval of every fifteen years from the date of submission of the first report for Class-II buildings which are erected fifteen years earlier from the date on which these Regulation has come into force or which become fifteen years old thereafter.
2. It shall be the duty of every owner to maintain and keep in working order the arrangement of internal fire hydrants, fire-lifts and fire-stair provided in his building. At intervals of not more than twelve months he shall submit a certificate from the registered engineer certifying that the system of internal fire hydrant, fire lifts & fire stairs and other protections required are properly maintained and is in good working conditions.
3. The developer shall with regard to the development shall:
 - i. provide an undertaking about the terms and conditions for the plan to maintain and upkeep of the infrastructure;
 - ii. for the maintenance period, maintain and upkeep the land and property used for public purpose infrastructure;

- iii. 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.
- iv. 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 shall give an undertaking;
- v. On issue of the building use permit, organize to form a Registered Cooperative Society of all beneficiaries, elect a promoter / president, issue share capital to each of the beneficiary

23. Relaxation

1. In the case of plot owned by : i) Competent Authority, ii)Government, iii)Housing Board, and iv)any corporate body constituted under a statute, the competent authority may for reasons to be recorded in writing relax or waive any of the regulations in the public interest. Provided that no relaxation or waiver of any of the development regulations concerning maximum built-up-area on any floor, common plot, COP, marginal open space, provisions of high rise buildings, F.S.I. and parking shall be made, unless specifically provided in these Regulations.
2. Notwithstanding anything contained in foregoing Regulations of the Development Plan in case where these regulations cause hardships to the owners because of their application to the alterations not involving addition to the existing structures erected prior to the coming into force of these regulations, the Competent Authority after considering the merits of each individual case may relax or waive, for reasons to be recorded in writing and regulation of the Development Plan.

Provided that this relaxation shall not be made in any regulations for high rise building.

3. In the case of existing building units in respect of which the layout and sub-division may have been approved by a competent Authority or building units affected by road widening and by the Development Plan proposals made in the Development Plan, if the Competent Authority is of the opinion that such building units have become incapable of reasonable development unless all or any of the requirements of Regulations Nos.11 & 12 are suitably relaxed or waived the Competent Authority may, for reasons to be recorded in writing, relax the requirement of the above mentioned regulations.
4. Provided that no relaxation shall be made in any of the regulations for high rise buildings. Irrespective of provisions made in sub clause 23.1, 23.2 & 23.3, in case of development for religious building, e.g. temple, church, Mosque, Ajiari etc. upto 0.6 or less F.S.I. only, Competent Authority may waive special provisions for high rise building with reasons to be recorded. Provided that no relaxation or waiver in any of the regulations concern in margin, parking, opens space, common plot and maximum built-up area shall be made.

24. Interpretation

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

25. Discretionary powers

25.1 Discretionary powers

1. In conformity with the intent and spirit of these Regulations, the Competent Authority may :-
 - i. Decide on matters where it is alleged that there is an error in any order, requirement, and decision, determination made by any Competent Authority under delegation of powers in Regulation or interpretation in the application of these Regulations.
 - ii. Interpretation of road alignment as per site situation.
 - iii. If a line of the zone divides a plot in to two different zone the approval in the land falling under non-permissive zone shall be given up to 25% of land subject to maximum area up to 1000sq. mt. In respective permissible zone.
 - iv. Authorize the erection of a building or the use of premises for a public service undertaking for public utility purposes only, where he finds such an authorization to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any land use classification.

2. In specific cases where a clearly demonstrable hardship is caused, the Competent Authority may for reasons to be recorded in writing, by special permission permit any of the dimension prescribed I these Regulations to be modified, except those relating to floor space indices unless otherwise permitted under these regulations, provided that the relaxation that will not affect the health, safety, fire safety, structural safety and public safety of the inhabitants of the building and the neighborhood.

25.2 Appeal Committee

In case of any project / building wherein the competent authority arrives at a decision that such project or building cannot be permitted under these regulations and relaxation is required to be granted on merits, in such cases the competent authority shall put up the case before the Variance committee for appropriate relaxation.

The Variance committee shall comprise of

1. Chairman – GPCPSIRDA
2. Principal secretary or his Representative – Industries Department
3. Managing Director or his Representative- GIDB

4. Vice Chairman & Managing Director or his Representative- GIDC
5. Representative of C.E.P.T University
6. Chief Engineer - GIDC
7. Chief Executive - RDA

The Variance Committee, with reasons recorded in writing, shall have powers to relax any of these regulations, except zoning regulations, regulations relating to physically handicapped and regulations relating to public safety.

26. Penalties

Any person contravening any of the aforesaid regulations or any of the provisions of the Development Plan shall as **liable to punishment as decided by the Appropriate Authority from time to time.**

27. Zoning and Use Provision

Table 27.1: Lanuse Zoning Regulation

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
(1)	(2)	(3)	(4)	(5)
1.	Large scale Petroleum Chemical Petrochemical (PCP)	<ul style="list-style-type: none"> • All uses mentioned in Appendix–D • Storage of inflammable goods 	<ul style="list-style-type: none"> • Power Plant for a plot having area 100 acres or more and allied infrastructure • Quarrying of gravel, sand clay and stone • Dumping of solid industrial wastes(subject to N.O.C and conditions laid by Pollution Control Board • Storage of flammable goods • Oil and Gas exploration wells (development subject to the adherence to related acts) • Devices for generation of non conventional energy, such as 	<ul style="list-style-type: none"> • Residential buildings for industrial staffs shall be allowed where the building unit is having area more than 100 acres. • Provided minimum 50 m wide thick plantation & landscaping shall be provided all around the residential housing as a buffer zone. • “Housing facilities for essential service people” <ul style="list-style-type: none"> - A minimum of 5% of land area in the

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
			<p>solar panels, wind power.</p> <ul style="list-style-type: none"> • Lodging facilities for caretaker/security personnel 	<p>Industrial plot is to be dedicated for provision of housing facilities (along with sanitation facility) for essential service people e.g. security staff, drivers, cleaners, sweepers etc.</p> <p>- For building unit having a built up area of 3000 sq m or more, 3% built up area is required to be reserved for provision of accommodation facility (along with sanitation facility) for essential service people e.g. security staff, drivers, cleaners,</p>

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
				<p>sweepers etc.</p> <ul style="list-style-type: none"> In the case where the building unit of industrial development is adjacent to the residential areas, such development shall provide 50 m wide thick plantation & landscaping between the residential developments as a buffer zone.
2.	Power Plant and Large Scale PCP	<ul style="list-style-type: none"> Power Plant and allied infrastructure All uses mentioned in Appendix–D Storage of inflammable goods 	<ul style="list-style-type: none"> Quarrying of gravel, sand clay and stone Dumping of solid industrial wastes(subject to N.O.C and conditions laid by Pollution Control Board Storage of flammable goods Oil and Gas exploration wells 	<ul style="list-style-type: none"> Residential buildings for industrial staffs shall be allowed where the building unit is having area more than 100 acres. Provided minimum 50 m wide thick plantation & landscaping shall be

Sr. No	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
			<p>(development subject to the adherence to related acts)</p> <ul style="list-style-type: none"> • Devices for generation of non conventional energy, such as solar panels, wind power. • Lodging facilities for caretaker/security personnel 	<p>provided all around the residential housing as a buffer zone.</p> <ul style="list-style-type: none"> • “Housing facilities for essential service people” <ul style="list-style-type: none"> - A minimum of 5% of land area in the Industrial plot is to be dedicated for provision of housing facilities (along with sanitation facility) for essential service people e.g. security staff, drivers, cleaners, sweepers etc. - For building unit having a built up area of 3000 sq m or more,

Sr. No	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
				<p>3% built up area is required to be reserved for provision of accommodation facility (along with sanitation facility) for essential service people e.g. security staff, drivers, cleaners, sweepers etc.</p> <ul style="list-style-type: none"> In the case where the building unit of industrial development is adjacent to the residential areas, such development shall provide 50 m wide thick plantation & landscaping between the residential developments as a buffer zone.
3.	Medium scale	<ul style="list-style-type: none"> All uses mentioned in 	<ul style="list-style-type: none"> Power Plant for a plot having 	<ul style="list-style-type: none"> Residential buildings for

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
	PCP	Appendix–E <ul style="list-style-type: none"> • Storage of inflammable goods 	area 100 acres or more and allied infrastructure <ul style="list-style-type: none"> • Quarrying of gravel, sand clay and stone • Dumping of solid industrial wastes(subject to N.O.C and conditions laid by Pollution Control Board • Storage of flammable goods • Oil and Gas exploration wells (development subject to the adherence to related acts) • Devices for generation of non conventional energy, such as solar panels, wind power. • Lodging facilities for caretaker/security personnel 	industrial staffs shall be allowed where the building unit is having area more than 100 acres. <ul style="list-style-type: none"> • Provided minimum 50 m wide thick plantation & landscaping shall be provided all around the residential housing as a buffer zone. • “Housing facilities for essential service people” <ul style="list-style-type: none"> - A minimum of 5% of land area in the Industrial plot is to be dedicated for provision of housing facilities (along with sanitation facility) for essential

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
				<p>service people e.g. security staff, drivers, cleaners, sweepers etc.</p> <ul style="list-style-type: none"> - For building unit having a built up area of 3000 sq m or more, 3% built up area is required to be reserved for provision of accommodation facility (along with sanitation facility) for essential service people e.g. security staff, drivers, cleaners, sweepers etc. • In the case where the building unit of industrial development is adjacent to the residential areas,

Sr. No	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
				such development shall provide 50 m wide thick plantation & landscaping between the residential developments as a buffer zone.
4.	Small Scale PCP	<ul style="list-style-type: none"> • All uses mentioned in Appendix–F • Storage of inflammable goods 	<ul style="list-style-type: none"> • Quarrying of gravel, sand clay and stone • Dumping of solid industrial wastes(subject to N.O.C and conditions laid by Pollution Control Board • Storage of flammable goods • Oil and Gas exploration wells (development subject to the adherence to related acts) • Devices for generation of non conventional energy, such as 	<ul style="list-style-type: none"> • Residential buildings for industrial staffs shall be allowed where the building unit is having area more than 100 acres. • Provided minimum 50 m wide thick plantation & landscaping shall be provided all around the residential housing as a buffer zone. • “Housing facilities for

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
			<p>solar panels, wind power.</p> <ul style="list-style-type: none"> • Lodging facilities for caretaker/security personnel 	<p>essential service people”</p> <ul style="list-style-type: none"> - A minimum of 5% of land area in the Industrial plot is to be dedicated for provision of housing facilities (along with sanitation facility) for essential service people e.g. security staff, drivers, cleaners, sweepers etc. - For building unit having a built up area of 3000 sq m or more, 3% built up area is required to be reserved for provision of accommodation facility (along with sanitation facility) for

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
				<p>essential service people e.g. security staff, drivers, cleaners, sweepers etc.</p> <ul style="list-style-type: none"> In the case where the building unit of industrial development is adjacent to the residential areas, such development shall provide 50 m wide thick plantation & landscaping between the residential developments as a buffer zone.
5.	Service and ancillary industries	<ul style="list-style-type: none"> All uses mentioned in Appendix–G Service industries, newspaper offices with printing press and necessary uses, co-operative stores, wholesale business and 	<ul style="list-style-type: none"> Quarrying of gravel, sand clay and stone Dumping of solid industrial wastes(subject to N.O.C and conditions laid by Pollution 	<ul style="list-style-type: none"> Residential buildings for industrial staffs shall be allowed where the building unit is having area more than 100 acres.

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
		<p>godowns.</p> <ul style="list-style-type: none"> • Public buildings, public utility service buildings, place of public entertainment. Technical institutions for research and development pertaining to concerned industries. • Medical Centers. • Recreational use and open space. 	<p>Control Board</p> <ul style="list-style-type: none"> • Storage of flammable goods • Oil and Gas exploration wells (development subject to the adherence to related acts) • Devices for generation of non conventional energy, such as solar panels, wind power. • Lodging facilities for caretaker/security personnel 	<ul style="list-style-type: none"> • Provided minimum 50 m wide thick plantation & landscaping shall be provided all around the residential housing as a buffer zone. • “Housing facilities for essential service people” <ul style="list-style-type: none"> - A minimum of 5% of land area in the Industrial plot is to be dedicated for provision of housing facilities (along with sanitation facility) for essential service people e.g. security staff, drivers, cleaners, sweepers etc. - For building unit having a built up area

Sr. No	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
				<p>of 3000 sq m or more, 3% built up area is required to be reserved for provision of accommodation facility (along with sanitation facility) for essential service people e.g. security staff, drivers, cleaners, sweepers etc.</p> <ul style="list-style-type: none"> In the case where the building unit of industrial development is adjacent to the residential areas, such development shall provide 50 m wide thick plantation & landscaping between the residential developments as a buffer zone.

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
6.	Engineering Industries	<ul style="list-style-type: none"> • Uses permissible as mentioned in Appendix–H • Service industries, newspaper offices with printing press and necessary uses, co-operative stores, wholesale business and godowns. • Public buildings, public utility service buildings, place of public entertainment. Technical institutions for research and development pertaining to concerned industries. • Medical Centers. • Recreational use and open space. 	<ul style="list-style-type: none"> • Quarrying of gravel, sand clay and stone • Dumping of solid industrial wastes(subject to N.O.C and conditions laid by Pollution Control Board • Storage of flammable goods • Oil and Gas exploration wells (development subject to the adherence to related acts) • Devices for generation of non conventional energy, such as solar panels, wind power. • Lodging facilities for caretaker/security personnel 	<ul style="list-style-type: none"> • Residential buildings for industrial staffs shall be allowed where the building unit is having area more than 100 acres. • Provided minimum 50 m wide thick plantation & landscaping shall be provided all around the residential housing as a buffer zone. • “Housing facilities for essential service people” <ul style="list-style-type: none"> - A minimum of 5% of land area in the Industrial plot is to be dedicated for provision of housing facilities (along with sanitation

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
				<p>facility) for essential service people e.g. security staff, drivers, cleaners, sweepers etc.</p> <ul style="list-style-type: none"> - For building unit having a built up area of 3000 sq m or more, 3% built up area is required to be reserved for provision of accommodation facility (along with sanitation facility) for essential service people e.g. security staff, drivers, cleaners, sweepers etc. • In the case where the building unit of industrial development is adjacent

Sr. No	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
				to the residential areas, such development shall provide 50 m wide thick plantation & landscaping between the residential developments as a buffer zone.
7.	Non polluting Industry	<ul style="list-style-type: none"> • Uses permissible as mentioned in Appendix-I • Devices for generation of non conventional energy, such as solar panels, wind power. 	<ul style="list-style-type: none"> • Business buildings, commercial establishments, hotels and restaurants. • Residential buildings for industrial workers and or other public utility service. • Oil and Gas exploration wells (development subject to the adherence to related acts) • Lodging facilities for caretaker/security personnel • Broadcasting towers and line of 	<ul style="list-style-type: none"> • Residential buildings for industrial staffs shall be allowed where the building unit is having area more than 100 acres. • Provided minimum 50 m wide thick plantation & landscaping shall be provided all around the residential housing as a buffer zone. • "Housing facilities for

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
			<p>site relay devices for telephonic, radio or television communication with a special permit on a case – by- case basis</p>	<p>essential service people”</p> <ul style="list-style-type: none"> - A minimum of 5% of land area in the Industrial plot is to be dedicated for provision of housing facilities (along with sanitation facility) for essential service people e.g. security staff, drivers, cleaners, sweepers etc. - For building unit having a built up area of 3000 sq m or more, 3% built up area is required to be reserved for provision of accommodation facility (along with sanitation facility) for

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
				<p>essential service people e.g. security staff, drivers, cleaners, sweepers etc.</p> <ul style="list-style-type: none"> In the case where the building unit of industrial development is adjacent to the residential areas, such development shall provide 50 m wide thick plantation & landscaping between the residential developments as a buffer zone.
8.	GIDC Estate	<ul style="list-style-type: none"> All uses mentioned in Appendix– C, D, E, F, G & H Storage of inflammable goods 	<ul style="list-style-type: none"> Quarrying of gravel, sand clay and stone Dumping of solid industrial wastes(subject to N.O.C and conditions laid by Pollution 	<ul style="list-style-type: none"> Residential buildings for industrial staffs shall be allowed where the building unit is having area more than 100 acres.

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
			<p>Control Board</p> <ul style="list-style-type: none"> • Storage of flammable goods • Oil and Gas exploration wells (development subject to the adherence to related acts) • Devices for generation of non conventional energy, such as solar panels, wind power. • Lodging facilities for caretaker/security personnel 	<ul style="list-style-type: none"> • Provided minimum 50 m wide thick plantation & landscaping shall be provided all around the residential housing as a buffer zone. • “Housing facilities for essential service people” <ul style="list-style-type: none"> - A minimum of 5% of land area in the Industrial plot is to be dedicated for provision of housing facilities (along with sanitation facility) for essential service people e.g. security staff, drivers, cleaners, sweepers etc. - For building unit

Sr. No	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
				<p>having a built up area of 3000 sq m or more, 3% built up area is required to be reserved for provision of accommodation facility (along with sanitation facility) for essential service people e.g. security staff, drivers, cleaners, sweepers etc.</p> <ul style="list-style-type: none"> In the case where the building unit of industrial development is adjacent to the residential areas, such development shall provide 50 m wide thick plantation & landscaping between the residential developments as a buffer

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
				<p>zone..</p> <ul style="list-style-type: none"> • The development permission for residential and uses of Specific Mix Use Zone shall be allowed for the released land from acquisition of GIDC within GIDC Estate subject to NOC of GIDC”. • GIDC may permit commercial development within the GIDC Estate.
9.	Port/Ship building & Allied Activities, CRZ Related Permissible Activities and Salt Pans	<ul style="list-style-type: none"> • Port and related Industries • Marine tourism projects • Salt Industry 	<ul style="list-style-type: none"> • Quarrying of gravel, sand clay and stone • Storage of flammable goods • Oil and Gas exploration wells • (development subject to the 	<ul style="list-style-type: none"> • All development should be in compliance with CRZ regulations where applicable • In the case where the building unit of industrial development is adjacent

Sr. No	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
			<p>adherence to related acts)</p> <ul style="list-style-type: none"> • This industry comprises establishments primarily engaged in operating • Shipyards or boat yards (i.e., ship or boat manufacturing facilities). • Permissible industries in this section are as follows: <ul style="list-style-type: none"> - Shipbuilding and repairing - Commercial cargo ships, building and repairing - Barges, building and repairing - Cargo vessels, building and repairing - Fishing vessels, large: 	<p>to the residential areas, such development shall provide 50 m wide thick plantation & landscaping between the residential developments as a buffer zone</p>

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
			<ul style="list-style-type: none"> building and repairing - Tankers building and repairing - Towboats, building and repairing - Tugboats, building and repairing - Military ships, building and repairing - Combat vessels, building and repairing - Offshore supply boats, building and repairing - Submarines, building and repairing - Transport vessels, troop: building and repairing 	

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
			<ul style="list-style-type: none"> - Commercial passenger ships, building and repairing - Dredges, building and repairing - Drilling and production platforms, floating (oil and gas) - Dry docks, floating - Marine rigging - Devices for generation of non conventional energy, such as solar panels, wind power. 	
10.	Salt Pans	<ul style="list-style-type: none"> • All uses pertaining to salt industries 	<ul style="list-style-type: none"> • Activity related to common salt production, manufacturing • Infrastructure including water, drainage facilities, site office, etc required for the related 	<ul style="list-style-type: none"> • All development should be in compliance with the relevant approval including land lease approval from the District

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
			development <ul style="list-style-type: none"> • Oil and Gas exploration wells 	Administration and other relevant bodies.
11.	Specific Mix Use Zone	<ul style="list-style-type: none"> • Commercial/Business Establishments • Educational institutions, Research centers/training centers and all uses related to educational purpose • Health medical institutions and Hospitals • Banks • Government/Semi Government Buildings • Public sector undertaking buildings • Institutional Building 	<ul style="list-style-type: none"> • Sports complex • Auditorium • Convention centre/exhibition hall • Petrol/Diesel Pump & Gas Filling Stations 	<ul style="list-style-type: none"> • Minimum Plot Size shall not be less than 1500 sq mts. • Residential Development shall be permitted in village Dahej only. • Residential development shall also be permitted after the depth of 150m from the boundary of the 150m ROW of SH6.

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
		<ul style="list-style-type: none"> • IT/ITES Facilities • Lodging Facilities • Tourism related building and activities and hotels • Multiplexes/shopping malls 		
12.	Residential Zone	<ul style="list-style-type: none"> • Semi detached & detached houses, Apartment Complex, Low cost housing. • Public Utilities Building, Public Facilities Buildings, community hall, auditorium, town hall, Religious building. • Educational institutions, such as Pre-primary schools, secondary, high school, college, technical and vocational educational institutions, research 	<ul style="list-style-type: none"> • L.P.G., Cylinder delivery centre for the domestic consumption, coal depot, etc. on ground floor of building used for permissible non-residential use. Club house, wadi, party plot, petrol pump with or without service station, garbage etc. • Development Activities related to tourism sponsored/recommended by any Department of government. 	<ul style="list-style-type: none"> • All these developments are permissible subject to road width & parking requirements as mentioned in these regulations.

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
		<p>institutions, library.</p> <ul style="list-style-type: none"> • Commercial uses such as shopping/ commercial centre, restaurants, hotel, hostels. • Dispensary, clinic, maternity home, pathological, laboratory, nursing home, surgical hospital. • Parks, Gardens, Playgrounds, gymnasium, indoor games. • Service establishment (residential) light home workshop etc. lodging house boarding house etc. 	<ul style="list-style-type: none"> • Development activity related to Information Technology. • The following uses may be permitted subject to approval of a special permit on a case – by- case basis: • Cemeteries /Burial Ground • Broadcasting towers and line of site relay devices for telephonic, radio or television communication. 	
13.	Gamtal Buffer Zone	<ul style="list-style-type: none"> • All uses of residential zone permitted • Devices for generation of non conventional energy, such as 	<ul style="list-style-type: none"> • All uses of residential zone permitted, Cinema, Light Industries. • The following uses may be 	

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
		solar panels, wind power.	<p>permitted subject to approval of a special permit on a case-by-case basis.</p> <ul style="list-style-type: none"> Broadcasting towers and line of site relay devices for telephonic, radio or television communication. 	
14.	Commercial Zone	<ul style="list-style-type: none"> Retail commercial use Commercial Centre, Convenience Shopping, Shopping Centers, Restaurants, Snack bar/Cafeteria/Restaurant, Hotels Professional Office Buildings Public Facilities Building Public Utilities Building 	<ul style="list-style-type: none"> News paper, printing press, Junk Yard (Kabadi), Saw mill. Development activities related to tourism, sponsored/recommended by Tourism Corporation of Government. Development activity related to Information Technology. Religious buildings, shopping malls etc. 	<ul style="list-style-type: none"> Provided that some home occupations and cottage industries shall not be permissible in the tenement dwelling or flats. All these developments are permissible subject to road width & parking requirements as mentioned in these regulations.

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
		<ul style="list-style-type: none"> • Boarding's, lodging, Hostels. • Parks & Gardens • Residential Apartment & dwellings. • Banks, Professional Offices • Nursing Home/Hospital, Maternity home/clinic. • Cinema/Video Theater/Multiplex/Recreation Complexes. • Tourism & Recreation based facilities • Motor Repair Garage, Petrol/Diesel Pump, Service Station & work shop. • Devices for generation of non conventional energy, such as 	<ul style="list-style-type: none"> • L.P.G cylinder delivery centre for domestic consumption. • Wholesale market and their ancillary uses. • Ice factory and cold storage. • Ware houses, transport terminal for goods and passengers, kerosene depot, steel stock yard, Timber Depot • Wadi/Party Plot • Service Industries/ Establishments/workshops, Light home work shops • The following uses may be permitted subject to approval of a special permit on a case – by- case basis: • Broadcasting towers and line of 	

Sr. No	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
		solar panels, wind power.	site relay devices for telephonic, radio or television communication.	
15.	Institutional Zone	<ul style="list-style-type: none"> • All uses related to Educational purpose: Schools, Colleges, Educational Buildings, research institutions, hostels, boarding houses, staff quarters, Banks, canteens, sports complex gymnasium, dispensary, auditorium, library. • Government and semi government building and their activities, autonomous bodies and public sector under taking buildings and activities like G.H.B. University, L.I.C. and A.P.M.C etc. • Non government organization buildings, Registered charitable 	<ul style="list-style-type: none"> • Retail shops & restaurants as a part of educational institute. • Development activities related to information Technology. • Sports complexes & stadium. • Building of Public Utility and Services and assembly buildings including swimming pool, auditorium, club, stadium, theatre etc. • Open space proposed for party and marriage ceremony. • Amusement and recreational activities. 	<ul style="list-style-type: none"> • Provided that residential apartment/dwelling incidental to main use shall be permitted subject to 25% of the proposed main use.

Sr. No	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
		<p>trust building.</p> <ul style="list-style-type: none"> • Educational institutions, research centers /training institution. • Health, medical activities, religious & public welfare activities. • Development activities related to tourism, sponsored/ recommended by Tourism Corporation of Government. • Hostel for working women or for an auditorium or complex for cultural and allied activities or for an hospice, care of persons suffering from physical or mental illness, handicap, disease or for infirmary and care of orphans. 	<ul style="list-style-type: none"> • Office buildings, business building and mercantile building. • Convention centers/ exhibition halls. • Multiplex complexes/ shopping malls. • Bank & Restaurant as a part of Medical institute. • Auditorium for hospital use. • Development activities related to Information Technology. 	

Sr. No	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
		<ul style="list-style-type: none"> • Penal institutions such as jails, prison, mental hospitals, houses of correction, detention and reformatories. • All uses related to Health purpose: Hospital, Nursing Home, Doctor's clinic, Dispensary, Maternity Home, X- ray clinic, Radiology center, Diagnostic centre, Blood Bank, Pathology laboratory, Medical research centre, Health treatment centre, , Surgical hospital, Centre for health care related activities. • Medical staff hostels, Staff Quarters, Canteens as a part of Medical institute, Medicine shops, Health instrument shops, Library 		

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
16.	Recreational Zone	<ul style="list-style-type: none"> • Devices for generation of non conventional energy, such as solar panels, wind power. • Drive- in - cinema • Exhibition and mela • Holiday Resort/Resort Club/Picnic Huts/Guest House/water Park • Natural Reserve • Other uses incidental to the main Recreational Use • Parks, gardens, Playground, Afforestation • Party Plots • Planetarium • Snack bar/ 	<ul style="list-style-type: none"> • Garden House (Residential). • Public Facilities buildings • Hotels as per norms notified by the tourism Corporation of Gujarat.. • Outdoor Adventure Sports Agriculture Research Institutions • Religious Buildings • Film City • The following uses may be permitted subject to approval of a special permit on a case – by- case basis: • Broadcasting towers and line of site relay devices for telephonic, radio or television 	

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
		Cafeteria/Restaurant/ Food Plazas and food street <ul style="list-style-type: none"> • Theme Park/Amusement Park, Zoo 	communication.	
17.	Utility	<ul style="list-style-type: none"> • Water (Treatment Plant, reservoir etc.) • Sewerage (Treatment Plant etc.) • Power (Power House, Sub Station, power supply related utilities) • Solid Waste (Sanitary Landfill) • Drains, • Utility Corridor • Devices for generation of non conventional energy, such as 	<ul style="list-style-type: none"> • The following uses may be permitted subject to approval of a special permit on a case – by- case basis: • Broadcasting towers and line of site relay devices for telephonic, radio or television communication. 	

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
		solar panels, wind power.		
18.	Eco Park	<ul style="list-style-type: none"> • Solar power • Administrative block • Storage of maintenance equipment • Any other structure required for the operation and maintenance of the facility. • Small hydro power • City transportation • cycle , cycle rickshaw and public transport • Electric Vehicle(EV) • Battery charge stand for EV • Wind power 	<ul style="list-style-type: none"> • The following uses may be permitted subject to approval of a special permit on a case – by- case basis: • Broadcasting towers and line of site relay devices for telephonic, radio or television communication. 	

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
		<ul style="list-style-type: none"> • Water Management • collate and integrate management of water environment information • Activity utilize reuse water and recycle water by water purification, water distribution information management, waste water treatment plant, and industrial waste water treatment plant • Recycle and reuse the waste of Town and Industry in the integrated manner. • Zero net energy consumption and zero carbon emissions annually. • Zero emission Industrial Park - closed-loop industrial system or 		

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
		Zero Waste industries <ul style="list-style-type: none"> • Devices for generation of non conventional energy, such as solar panels, wind power. 		
19.	Warehousing and Oil terminal	<ul style="list-style-type: none"> • Warehouses & distribution centre, POL products domestic warehouse, POL product exim warehouse, fertilizer products domestic warehouse, fertilizer product exim warehouse, CFS warehouse, godowns, cold storage. • Service station, Container repair yard, truck service area • Liquid fuel depot & distribution facility, Kerosene depot. • All kinds of stock / storage yards • Devices for generation of non 	<ul style="list-style-type: none"> • Uses mentioned under Industry, city level Commercial, Recreational category • The following uses may be permitted subject to approval of a special permit on a case – by- case basis: • Broadcasting towers and line of site relay devices for telephonic, radio or television communication. • Lodging facilities for caretaker/security personnel 	Existing Salt Pans shall be permissible

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
		conventional energy, such as solar panels, wind power.		
20.	Logistics	<ul style="list-style-type: none"> • Transport terminal for goods and passengers. • public building, Admin building & other office zone • Car Parking, Truck Parking area, Equipment parking for CFS • Warehouses & distribution centre, POL products domestic warehouse, POL product exim warehouse, fertilizer products domestic warehouse, fertilizer product exim warehouse, CFS warehouse, godowns, cold storage. • Service station, Container repair yard, truck service area 	<ul style="list-style-type: none"> • Commercial • Ancillary uses related to transport terminals, Restaurants, Hotels, shops, cinema, and shopping centre. • Pollution Monitoring Station • Information Technology. • The following uses may be permitted subject to approval of a special permit on a case – by- case basis: • Broadcasting towers and line of site relay devices for telephonic, radio or television communication. 	

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
		<ul style="list-style-type: none"> • Gate complex & weigh bridge. • Liquid fuel depot & distribution facility, Kerosene depot. • Power receiving station • Steel stock yard. • Timber stock yard. • Residential buildings for Watch & Ward industrial workers. • Devices for generation of non conventional energy, such as solar panels, wind power. 		
21.	Eco Zone	<ul style="list-style-type: none"> • Green spaces, open spaces, plantations, botanical gardens, floriculture, horticulture, green houses 	<ul style="list-style-type: none"> • All uses as mention under City Level Recreational Zone with compliance to CRZ regulations. • Salt Pans / Salt Industries 	<ul style="list-style-type: none"> • All development should be in compliance with CRZ regulations where applicable

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
22.	Bhukhi Khadi River Development	<ul style="list-style-type: none"> • River or Khadi buffer • Buffer areas to be provided along utility areas including high pressure gas lines 	<ul style="list-style-type: none"> • The following uses may be permitted subject to approval of a special permit on a case – by- case basis: • Fuel wood plantation • Furniture & structural wood plantation • Bamboo plantation • Grass & fodder plantation • Sericulture without processing • Horticulture & Agriculture, Fruits berries plants • Nurseries development • Plantation of Medical & aromatic plant 	<ul style="list-style-type: none"> • High pressure gas pipeline buffer development should comply to relevant acts and rules.

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
			<ul style="list-style-type: none"> Water obstruction works 	
23.	Forest	<ul style="list-style-type: none"> Uses to comply with the guidelines of department of Forest as per the listing of the type of forest 		<ul style="list-style-type: none"> All development should be in compliance with CRZ regulations where applicable When the forest land is converted into deforested land for the development of Port and shipbuilding yards, PCP Industries etc. under the provisions of the Indian Forest Act, 1927 (XVI of 1927) and under the provisions of the Forest Conservation Act, 1980 by notifications of GoG, these said lands shall be designated as Port & Ship Building and

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
				PCP industries for the development as per the zoning regulation published in the official gazette on 6th August, 2011. No variation or modifications shall be required in the DDP under Section 19 of the GTP & UD Act, 1976.
24.	Agricultural	<ul style="list-style-type: none"> • Agriculture, horticulture • Poultry keeping subject to the N.O.C./approval and conditions laid down by the Department of poultry, • Dairy Development, fisheries, animal rearing and breeding, open storage of drying manure. • Farm house located in land of 	<ul style="list-style-type: none"> • Slaughter house, touring cinema, drive-in-cinema. • Storage of inflammable materials, and explosive goods subject to NOC/Approval and conditions laid down by concerned department/ authority dealing with such work. • Dumping of solid industrial 	<ul style="list-style-type: none"> • Building to be constructed at a distance of not less than 30 mts. From road, on which it abuts. • Built-up area (ground coverage) Permissible. • Shall not exceed 5% of the land area with maximum permissible

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
		<p>not less than 4000 sq. Mts.,</p> <ul style="list-style-type: none"> • Camp for recreation of any type natural reserves and sanctuaries, race track, shooting range, zoo, nursery, stadium, botanical garden, • Agricultural equipment, repair of tools and equipment of agricultural use, uses pertaining to processing of agro/farm/milk products. • Brick kiln, mining and quarrying, cemetery and burial ground, aquarium, planetarium, amusement park. 	<p>waste subject to N.O.C. and conditions laid down by Pollution Control Board.</p> <ul style="list-style-type: none"> • Ice factory & cold storage, godowns and warehouses subject to N.O.C./approval & conditions laid down by warehousing corporation/ FCI/ Appropriate Govt. / Semi Govt. Department. • Development activity related to tourism sponsored/recommended by any Department of the government. • 	<p>height 7.5 mts</p> <ul style="list-style-type: none"> • Agro based uses activities for this zoning regulation; ground coverage shall not exceed 5% of the land area with Maximum permissible height 7.5 mts. In case of public and semi – public uses and building of charitable & religious purposes the competent authority may permit development activities to the extent of 15% of the land area with maximum permissible height 10 mts. The above restriction of built up area shall not apply to the following uses subject maximum ground coverage of 15% of the

Sr. No	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
				<p>land with maximum permissible height 10 mts.</p> <ul style="list-style-type: none"> • Jail • Transport nagar & truck terminal. • Slaughter house, cold storage • Development activity related to tourism approved by any department of Government. • For Poultry farm, sheds of floor height up to 10 mts. At the ridge level of the roof with perforated jali on all sides, maximum 25% ground coverage shall be

Sr. N O	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority	Remarks
				permitted. <ul style="list-style-type: none"> • No sub – division of land shall be allowed.

Note:-

1. Development as mentioned in Col.3 & 4 may be permitted only on roads as specified in Regulation No.12.1
2. For Railway Container Depot the permission shall be issued for development for structures for Railway Department.
3. **Land use Zoning In Hazard Prone Areas:** In natural Hazard prone areas namely the earthquake prone zones as per IS: 1893, the cyclone prone areas as per IS:875 Part-3 and flood prone areas as per the **Flood Atlas prepared by the Central Water**
4. **Commission** and/ or the flood departments of the State, the development shall be regulated to ensure special protection from hazards from hazards for any type of development irrespective of use zone. Whereas the hazard prone areas identified as per the Vulnerability Atlas of India-1997 (or revisions thereof) prepared by Govt. of India or as may be prepared by State Government from time to time shall be used for such regulations, as given in **Appendix-J & K**. Further Action for protection from these hazards is to be death with taking into consideration the Guidelines given in **Appendix-C**.
5. Permission for clubs, wadis & party plots shall be permitted only if comply with following requirements.
 - A garbage container of minimum 4.00 Ton capacity with 6.00 mts x 7.50 mts. paved area shall be provided for garbage disposal, abutting the road.
 - All necessary permission and N.O.C shall be obtained from relevant offices, before commencing the use.

- To see that the place is use according to provision of this regulation, Competent Authority can collect, security deposit from the plot owner as may be decided by competent authority from time to time.
 - Parking shall be provided as per Regulation No. 17.
6. Public utility services buildings, which shall include buildings or works developed or undertaken by to Govt. /Simi-Govt. or public undertaking only, such as Sub-station, and receiving station of the electricity Board. Building for infrastructure facilities like bus service, water supply drainage sanitation, domestic garbage disposal, pumping station, electricity, purification plant, police building post and telegraph and telecommunication, public urinals, milk, octroi and public telephone booth, fire brigade station, ward and zonal offices of appropriate authority, taxies, scooter and cycle stand and parking plot, garden, nursery, playground and open spaces, canal, communication network, first aid medical center, primary health center, dispensary, library, reading room and religious building/places of public worship may be permitted in all zones. The built-up area in case of religious building up/places public worship shall not exceed 10% of plot area.
7. **Ten percent** area of the “open space plots” provided under T.P. schemes may be utilized for construction with required margins for the common/ community /commercial use by the Competent Authority having basement or ground floor. In addition to the stair cabins and ramps, 5% of the permissible built up area of this plot shall be allowed to be built-up on for the construction of store room, chawkidar room, toilet etc. at the ground level, in case the building is constructed on still. The rest of the “open space plot” shall be kept open to sky.
- 8. Transit Accommodation for Construction worker** The developer shall provide Transit accommodation for construction worker within the site being developed by the developer. This would be provided as per the following standards:
- Minimum semi-pucca built up space of 28 sq m for one Household (HH) or a group of 4 persons
 - One Toilet (with bathing area) per 10 male workers
 - One Toilet (with bathing area) per 10 female workers
 - One water connection per 20 workers
9. The religious building shall be permitted in all use Zone with consent of the Competent Authority.

Annexure-1

Structural Safety and Services.

1. STRUCTURAL DESIGN.

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

a. For earthquake protection

- i. IS:1893-1984 “Criteria for earthquake resistant design of structures (fourth revision)”
- ii. IS:13920-1993 “ductile detailing of reinforced concrete structures subjected to seismic forces- code of practice”
- iii. IS:4326 -1993 “Earthquake resistant design and construction of the buildings-Code of Practice (second revision)
- iv. IS:13828-1993 “Improving earthquake resistance of low strength masonry buildings-guidelines”
- v. IS:13827-1993 “Improving earthquake resistance of earthen buildings guidelines”
- vi. IS: 13935-1993 “Repair and seismic strengthening of buildings – guidelines”.
- vii. “Improving the earthquake resistance of buildings –guidelines” by expert groups, Government of India, Ministry of Urban Affair & Employment, published building material and technology promotion council 1998.

b. For Cyclone /Wind Storm Protection

- i. IS 875 (3) -1987 “Code of practice for design loads(other than earthquake) for buildings and structures, part 3 wind loads”.
- ii. “Improving wind/cyclone resistance buildings-guideline” by expert group, Government of India, Ministry of Urban Affair & Employment, published building material and technology promotion council 1998.

Note: Whether an Indian Standard including those referred in the National Building code or the National Building Code is referred, the latest version of the same shall be followed.

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

2. QUALITY CONTROL REQUIREMENTS

- i. The quality of all the materials and workmanship shall conform to the accepted standards and Indian standard specifications and codes as included in Part V Building Materials and Part VII Constructional Practices and Safety, National Building Code of India.
- ii. All borrow pits dug in the course of construction and repair of buildings, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stepped for discharge into a river, stream, channel or drain, and no person shall create any isolated borrow pit which is likely to cause accumulation of water that may breed mosquitoes.
- iii. Alternative materials, method of design and construction and tests:-

The provision 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, method or work offered is, for the purpose intended at least equivalent to the prescribed in these regulations in quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety.

- iv. All buildings shall be constructed on a quality control requirement
- v. In case of existing building under construction based on approved building permission, structural safety requirements shall have to be observed. However, due to such structural work of strengthening/retrofitting if certain setbacks and margin get reduced, special permission may be granted on case to case basis.

3. TESTS:

Whenever there is insufficient evidence of compliance with the provision of the regulation 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, competent authority may require tests, sufficiently in advance, as proof of compliance . These tests shall

be made by an approved agency at the expense of the owner as follows:

- i. **TEST METHODS:** test methods shall be as specified by the regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the regulations, the competent authority shall determine the test procedure. For method or tests for building materials, reference shall be made to the relevant Indian Standards as given in the National Building Code of India published by the bureau of Indian Standards.
- ii. **TESTS RESULT TO BE PRESERVED:** Copies of the result of all such tests shall be restrained by the competent authority for not less than two years after the acceptance of the alternative material.

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

The laboratory/agency shall work out in consultation with the construction agency a testing programme of materials such as cement, steel and quality of concrete including its mixing, laying and strength at site as well as in the laboratory.

This should cover various stages of construction from foundation to completion as per Regulation. The laboratory shall maintain a duly authenticated report in a bound register, copy of which will be submitted to the construction agency, which will in turn forward the testing report to the competent authority.

4. STRUCTURAL STABILITY AND FIRE SAFETY OF EXISTING BUILDINGS

- i. The competent authority shall have the assessment of structural and / or fire safety of an existing building / structure damage / undamaged carried out at stipulated periodical intervals through expert (s) chosen from a panel of experts identified by the Competent Authority.
- ii. The owner/ developer/ Applicant 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 National Building Code and the Indian Standards as specified.

In case, the owner/ Developer/ Occupant do 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.

- iii. The Competent Authority shall specify the period within which such compliance is to be carried out.
 - iv. The Competent Authority may also direct the owner/Developer/ Occupant. Whether the building would be occupied or not during the period of compliance.
 - v. In case of existing building under construction based on approved building permission, structural safety requirements shall have to be observed. However, due to such structural work of strengthening / retrofitting if certain setbacks and margin get reduced, special permission.
5. The structural safety of the building shall be 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.

Annexure-2

Fire Safety for Schools

1. Each class room should have at least 2 doors and should be kept open when the room is occupied.
2. Electric supply to each room should have MCB or ELCB installed.
3. Kitchen /Pantry for the school should be in a separate room. If away from the building by at least 6 meters it has to be protected / covered by corrugated tin sheets bolted on iron angles.
4. If Gas cylinders are used for the kitchen they should be kept away from the kitchen and connected to the burners through metal pipes and the burners should be kept at an elevated surface compared to the cylinders.
5. The building, if more than Gr.+2 floors, should have alternate escape staircase. The staircase width should not be less than 1.5 meters.
6. Roof of the building should be of RCC with at least grade 1 construction (1 hour fire resisting).
7. Laboratories in the building (each room 10 meters x 10 meters) should be protected by 1 unit of DCP extinguisher 5 kg. capacity and 2 units of CO₂ extinguishers 4.5 kg capacity.
8. School buildings higher than 15 meters should observe Fire Protection norms for high rise buildings.
9. Schools having auditorium should have fire protection installed as observed for cinema halls.
10. Lifts installed should be connected to the building by a lobby and should not lead directly into an enclosure.
11. Centrally air conditioned building should have smoke cum heat detectors installed in the return air ducts and connected to shut down the air handling unit automatically. The doors of these class rooms should have stoppers which shall enable PUSH opening of doors.
12. All the staff members of the school should be trained to use suitable extinguishers.

13. Evacuation drills should be practiced once a month with all the teachers and students.

Specification for fire extinguisher for schools

Every school must have fire extinguisher as per following specifications:-

- 1) Fire extinguisher Type :- water-Co2
- 2) Capacity :- 9 Liters.
- 3) Scale :- One fire extinguisher for each floor of the school building.

Appendix A

Regulations to develop Socially & Economically Weaker Section Housing

A. PLANNING

Housing for socially and economically backward class of people shall be as per the following:

1. The maximum permissible net density in dwelling shall be 225 dwelling per hector of designated land.

I. The carpet area of dwelling unit should be minimum 25 sq.mt and that for other towns, the plinth area (built up area) of minimum 25 sq.mt, may be ensured. Each dwelling unit design should have the following features:

a. Two rooms with independent access. For independent use of the rooms it may be essential to provide sliding door. The sliding of the rooms shall be as under:

	Shorter Side(m)	Area (sq.mt)	Height(m)
Living/Multi-purpose room	2.5	9	2.6
Bedroom	2.1	6.5	2.6
Kitchen	1.5	3.3	2.6
Bath, toilet, corridor	1 & 0.9	1.2 & 0.9	2.1

b. Kitchen indicating L-shaped cooking platform, storage cupboards, placement of sink, provision of 1st. X 1 ft. window to enable the beneficiary to install exhaust fan later, window in the kitchen should preferably be on top of the sink.

c. Independent bath and WC, WC to be provided with 1st X 1ft ventilator with double shutters (for jail & glass), to enable the beneficiary to install exhaust fan later.

d. Provision of minimum 0.9 mts wide balcony and built in cupboards in the rooms. The depth of such cubicles should be at least 0.6 mts. In drawing rooms/living rooms (other than bedrooms) the min, depth of 450 mm may be considered.

e. From health point of view, the drawing unit should be vector free. In order to make the unit vector free , the ain door of the unit should be provided with double door shutters having a jali door and a normal' door. The windows may also be provided with jali shutters.

f. Staircase

Winding 2 Storey	:	
3 storey and above	:	0.90 m
Riser	:	180 mm max.
Tread	:	250 mm min.
Headroom	:	2.1 m

g. Minimum Height of the floors be taken as 2.7 mt.

h. The minimum height of the plinth shall be 30 curs. from top surface of approach road or path way;

i. The maximum floor space index permissible shall be as per GDCR

2. Buildings up to height of 15m need not be provided with a lift There shall be one staircase for every 12 (twelve) dwelling units or part thereof.

B. STRUCTURAL REQUIREMENTS:

- Load bearing walls of the building shall be of Brick stone or pre cast block in any mortar in the case of R.C.C framed structure or wooden structure filler walls may be of suitable local materials.
- Roof of the building shall be of galvanized iron sheets asbestos sheet tiles roof or R.C.C roof in the case of upper storied buildings middle floor shall be of wooden or R.C.C and rest as per choice.
- Doors and windows of building shall be of any material.
- Rest of the building shall be as per locally available resources and as per choice.

C. SOCIALLY FACILITIES:

The social facilities shall be provided as under: The developer shall provide social infrastructure facilities as below;

e. Anganwadi, Nursery School @ 0.1 Ha/1000 p

Ideally, area per school 0.08 Ha

Location of the school adjacent to a park

f. Primary School (Class 1- 5), 1 for every 5000 p

Area of the school site 0.40 Ha

School building area 0.20 Ha

Playfield area of 18m x 36m to be ensured for effective play 0.20Ha

3. Senior-Secondary School (Class'6-12) 1 for every 7500 p

Area of the School site 1.80 Ha

School building area 1.80 Ha

Play field area of 68 m x 126 m to be ensured for effective 1.00Ha

Parking Area 0.20 Ha

4. Healthcare Facilities (1 for every 15000 p) 0.08 - 0.12Ha.

5. Socio-cultural Facilities) Community Facilities (1 for every 5000 p) 750 sq.mt

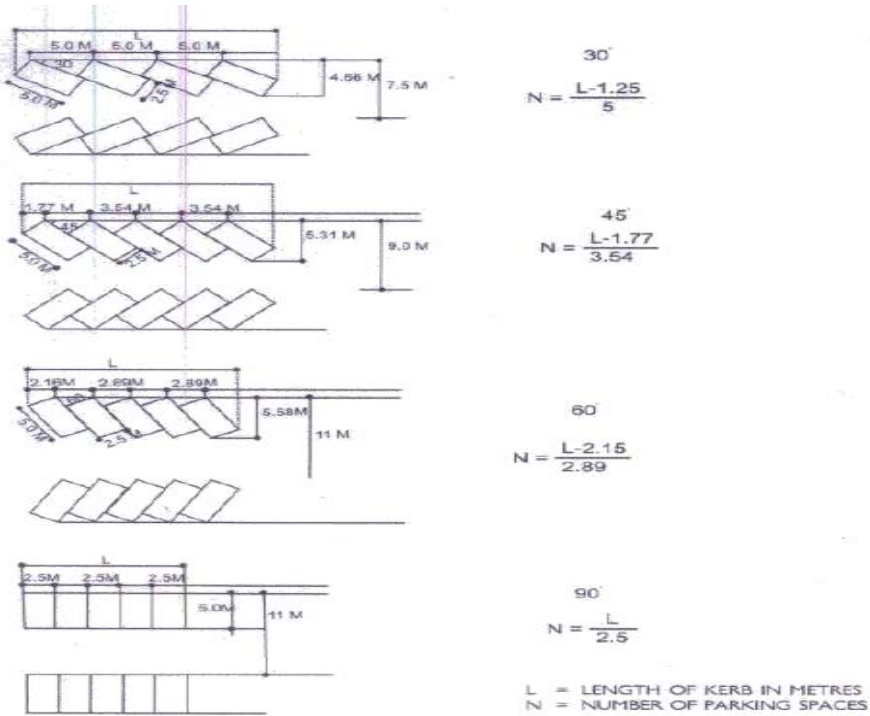
6. Community Hall, Work Area, (1 for every 15000 p) Welfare Centre, Library 2000 sq.mt

The locations of schools and health care centre should be such that they are equally accessible from all the housing clusters, preferably by pedestrian pathways with minimum road crossovers. They are also to be located adjacent to parks, playfield etc.

Appendix B

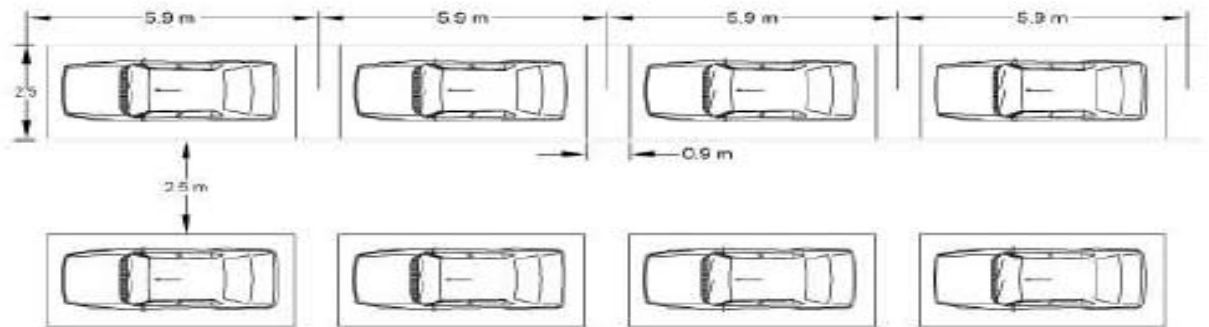
Guidelines for Parking and Circulation Spaces

Guidelines for Parking and Circulation Space- Sheet 1

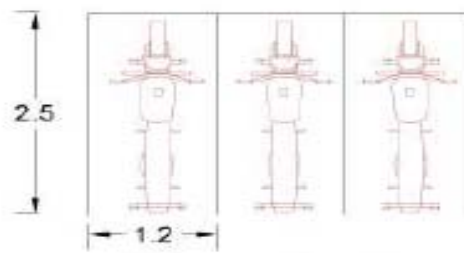


GUIDE LINES FOR CIRCULATION
SPACE AROUND PARKING SPACES

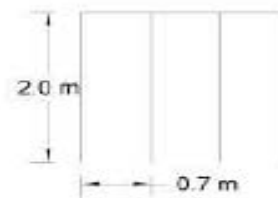
Guidelines for Parking and Circulation Space- Sheet 2



Parallel Car Parking



Scooter Parking



Cycle Parking

Appendix C

Minimum Requirements for Fire Safety Installations

Minimum Requirements for fire safety installations

Sr. No.	Type of Development/ Occupancy	Type of Installation									Water Supply (in l)		Pump Capacity (in l/min)	
		Fire Extinguisher	Hose Reel	Dry Riser (see Note 6)	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually operated Electric Fire Alarm System	Automatic Detection and Alarm System	Underground Static Water Storage Tank	Pump near UG Static Water Storage Tank (Fire Pump) with minimum pressure of 3.5 kg/cm.sq at terrace level	Terrace Tank level with minimum pressure of 2.0 kg/cm.sq	
1)	C-1 Hospitals, Sanatoria and Nursing Homes-Less than 15 m in height with plot area upto 1000 sq.m- Upto ground plus one storey, with no beds													
2)	C-1 Hospitals, Sanatoria and Nursing Homes-Less than 15 m in height with plot area upto 1000 sq.m- Upto ground plus one storey, with beds	R	R	NR	NR	NR	NR	R (see Note 2)	R	NR	NR	2500 (2500) (see Note 4)	NR	NR
3)	C-1 Hospitals, Sanatoria and Nursing Homes-Less than 15 m in height with plot area upto 1000 sq.m- Ground plus two or more storeys, with no beds	R	R	NR	NR	R	NR	R (see Note 2)	R	NR	NR	5000 (5000) (see Note 4)	NR	450 (450) (see Note 4)
4)	C-1 Hospitals, Sanatoria and Nursing Homes-Less than 15 m in height with plot area upto 1000 sq.m- Ground plus two or more storeys, with beds	R	R	NR	R	NR	NR	R (see Note 2)	R	R	50000	5000 (5000) (see Note 4)	(see Note 19)	NR
5)	C-1 Hospitals, Sanatoria and Nursing Homes-Less than 15 m in height with plot area upto 1 000 sq.m- Less than 15 m in height with plot area more than	R	R	NR	R	NR	R	R (see Note 2)	R	R	100000	10000	(see Note 19)	NR

		1000 sq.m													
6)	C-2 & C-3	Custodial and Penal and Plental-Less than 10 m in height-Upto 300 persons													
7)	C-2 & C-3	Custodial and Penal and Plental-Less than 10 m in height- More than 300 persons	R	R	NR	NR	NR	NR	R (see Note 2)	R	NR	NR	10000 (5000) (see Note 4)	NR	450 (900) (see Note 4)
8)	C- 2& C-3	Custodial and Penal and Plental-10 m and above but not exceeding 15 m in height	R	R	NR	NR	R	NR	R (see Note 2)	R	NR	NR	15000 (5 000) (see Note 4)	NR	450 (900) (see Note 4)
9)	D-1 D-5	Assembly Buildings (see Note to 12)-Less than 10 m in height- Upto 300 persons	R	R	NR	NR	R	NR	R (see Note 2)	R	NR	NR	10000 (5000) (see Note 4)	NR	450 (450) (see Note 4)
10)	D-1 D-5	Assembly Buildings (see Note to 12)-Less than 10 m in height- More than 300 persons	R	R	NR	NR	R	NR	R (see Note 2)	R	NR	NR	15000 (5000) (see Note 4)	NR	900
11)	D-1 D-5	Assembly Buildings (see Note to 12)-Above 10 m but not exceeding 15 m in height	R	R	NR	R	NR	NR	R (see Note 2)	R	R	50000	5000 (5000) (see Note 4)	(see Note 20)	450 (450) (see Note 4)
12)	D-6 & D-7	Multiplex	R	R	NR	R	NR	R	R (see Note 10)	R	R	200000	20000	(see Note 22)	NR
13)	E-1	Business Buildings-Less than 10 m in height	R	R	NR	NR	R	NR	R (see Note 2)	R	NR	NR	10000 (5000) (see Note 4)	NR	450 (450) (see Note 4)

14)		Business Buildings-Above 10 m but not exceeding 15 m in height	R	R	NR	R	NR	NR	R (see Note 2)	R	R	50000	5000 (5000) (see Note 4)	(see Note 20)	450 (450) (see Note 4)
15)		Business Buildings-Less than 10 m in height	R	R	NR	NR	R	NR	R (see Note 2)	R	NR	NR	10000 (5000) (see Note 4)	NR	450 (450) (see Note 4)
16)		Business Buildings-Above 10 m but not exceeding 15 m in height	R	R	NR	R	NR	NR	R (see Note 2)	R	R	50000	5000 (5000) (see Note 4)	(see Note 20)	450 (450) (see Note 4)
17)		Mercantile Buildings-Less than 15 m in height-Ground + one storey, with total covered area not more than 500 sq.m	R	R	NR	NR	R	NR	R (see Note 2)	NR	NR	NR	5000 (5000) (see Note 4)	NR	450 (450) (see Note 4)
18)		Mercantile Buildings-Less than 15 m in height-Ground plus one storey and covered area exceeding 500 sq.m	R	R	NR	NR	R	NR	R (see Note 2)	R	NR	NR	25000	NR	900
19)		Mercantile Buildings-Less than 15 m in height-More than ground plus one storey	R	R	R	NR	R	NR	R (see Note 2)	R	NR	NR	5000 (5000) (see Note 4)	NR	*
20)	G-1	Industrial Buildings (see Note 14)-Low Hazard (see Note 15) - Built up area up to 100 sq. m	R	NR	NR	NR	NR	NR	R (see Note 2)	NR	NR	NR	5000 (see Note 3)	NR	450 (see Note 3)
21)	G-1	Industrial Buildings (see Note 14)-Low Hazard (see Note 15) - Built up area more than 100 sq.m and upto 500 sq.m	R	R	NR	NR	R	NR	R (see Note 2)	NR	NR	NR	5000 (5000) (see Note 4)	NR	450
22)	G-1	Industrial Buildings (see Note 14)-Low Hazard (see Note 15) -	R	R	NR	R	R (see Note	R	R	NR	R	100000	10000	(see Note 20)	450

		Built up area more than 500 sq.m					7)								
23)	G-2	Industrial Buildings (see Note 14)-Moderate Hazard (see Note 14)-Built up area up to 100 sq. m	R	R	NR	NR	NR	NR	R	NR	NR	NR	10000	NR	450
24)	G-2	Industrial Buildings (see Note 14)-Moderate Hazard (see Note 14)-Built up area more than 100 sq. m and upto 500 sq.m	R	R	NR	NR	NR	NR	R	NR	NR	NR	10000	NR	900
25)	G-2	Industrial Buildings (see Note 14)-Moderate Hazard (see Note 14) - Built up area more than 500 sq.m and upto 1000 sq.m.	R	R	NR	R	R (see Note 7)	R	R	R	R	75000	20000	(see Note 20)	900
26)	G-2	Industrial Buildings (see Note 14)-Moderate Hazard (see Note 14)-Built up area more than 1000 sq.m.	R	R	NR	R	R (see Note 7)	R	R	R	R	100000	20000	(see Note 20)	900
27)	G-3	Industrial Buildings (see Note 14)-High Hazard (see Note 16)- Built up area up to 50 sq. m.	R	R	NR	NR	NR	NR	R	NR	NR	NR	5000	NR	450
28)	G-3	Industrial Buildings (see Note 14)-Moderate Hazard (see Note 14)-Built up area more than 50 sq. m and upto 150 sq. m.	R	R	NR	NR	NR	NR	R	NR	R	NR	5000	NR	450
29)	G-3	Industrial Buildings (see Note 14)-Moderate Hazard (see Note 14)- Built up area more than 150 sq.m and upto 300sq.m	R	R	NR	R	NR	NR	R	NR	R	25000	10000	(see Note 19)	450

30)	G-3	Industrial Buildings (see Note 14)-Moderate Hazard (see Note 14)-Built up area more than 300 sq.m and upto 500sq.m	R	R	NR	R	NR	R	R	R	R	50000	20000	(see Note 19)	900
31)	G-3	Industrial Buildings (see Note 14)-Moderate Hazard (see Note 14)-Built up area more than 500 sq. m	R	R	NR	R	R (see Note 7)	R	R	R	R	100000	20000	(see Note 20)	900
32)		Storage Buildings (see Note 17)-Below 15m in height and covered area less than 250sq. m	R	R	NR	NR	NR	NR	R	NR	NR	25000	5000	(see Note 19)	450
33)		Storage Buildings (see Note 17)-Below 15 m in height and covered area more than 250 sq.m -Ground floor only	R	R	NR	R	NR	R	R	NR	R	50000	10000	(see Note 20)	450
34)		Storage Buildings (see Note 17)-Below 15 m in height and covered area more than 250 sq.m -Ground plus one floor	R	R	NR	R	NR	R	R	NR	R	75000	10000	(see Note 20)	450
35)		Storage Buildings (see Note 17)-Below 15 m in height and covered area more than 250 sq.m -More than ground plus one floor	R	R	NR	R	NR	R	R	NR	R	100000	10000	(see Note 20)	450
36)		Hazardous Buildings (see Note 17)-Upto 15 m in height-Single storey building	R	R	NR	NR	NR	R	R	R	R	Minimum 4 h fire-fighting	NR	(see Note 18)	NR

30)	G-3	Industrial Buildings (see Note 14)-Moderate Hazard (see Note 14)-Built up area more than 300 sq.m and upto 500sq.m	R	R	NR	R	NR	R	R	R	R	50000	20000	(see Note 19)	900
31)	G-3	Industrial Buildings (see Note 14)-Moderate Hazard (see Note 14)-Built up area more than 500 sq. m	R	R	NR	R	R (see Note 7)	R	R	R	R	100000	20000	(see Note 20)	900
32)		Storage Buildings (see Note 17)-Below 15m in height and covered area less than 250sq. m	R	R	NR	NR	NR	NR	R	NR	NR	25000	5000	(see Note 19)	450
33)		Storage Buildings (see Note 17)-Below 15 m in height and covered area more than 250 sq.m -Ground floor only	R	R	NR	R	NR	R	R	NR	R	50000	10000	(see Note 20)	450
34)		Storage Buildings (see Note 17)-Below 15 m in height and covered area more than 250 sq.m -Ground plus one floor	R	R	NR	R	NR	R	R	NR	R	75000	10000	(see Note 20)	450
35)		Storage Buildings (see Note 17)-Below 15 m in height and covered area more than 250 sq.m -More than ground plus one floor	R	R	NR	R	NR	R	R	NR	R	100000	10000	(see Note 20)	450
36)		Hazardous Buildings (see Note 17)-Upto 15 m in height- Single storey building	R	R	NR	NR	NR	R	R	R	R	Minimum 4 h fire-fighting	NR	(see Note 18)	NR

NOTES:

The terms used in this Appendix shall mean as in the National Building Code of India.

Note 2: Required to be installed in basements, if area of the basement exceeds 200 sq.m.

Note 3: Required to be provided, if area of the basement exceeds 200 sq.m

Note 4: Additional value given in parenthesis shall be added if basements area exceeds 200 sq.m

Note 7: Required to be provided for the building with height over 15.0m

Note 14: The requirements given in this table for group G industrial buildings are for small scale industrial units for other industries requirement will have to be worked out on the basis of relevant Indian standards and also in consultation with local fire Authorities

Note 15: Developments above 18mt in height not to be permitted for G1 & G2 occupancies.

Note 17: Developments above 15 mt in height not to be permitted for group G and Group J occupancies.

Note 18: pump capacity should be based on covered area of the building

Note 19: one electric and one diesel pump of capacity 1620 LPM and one electric pump of capacity of 180 LPM

Note 20: one electric and one diesel pump of capacity 2280LPM and one electric pump of capacity of 180 LPM

Note 22: one electric and one diesel pump of capacity 2850 LPM and one electric pump of capacity of 180 LPM

Appendix D

Large Scale PCP Industries

D. 1 Large scale PCP Industries

Table D.1: List of permissible Large scale PCP Industries

Sr. No	Industrial Group	Noxious Characteristics
1	CHEMICAL INDUSTRY	
	Inorganic Manufacturing Industries	
	Acids : Sulphuric acid, Nitric acid, acetic acid, Battery acid, Benzoic acid, carbolic acid, Chlorosulphonic acid, etc.	Fire hazard, offensive fumes and smoke.
	Alkalies: Caustic soda, caustic potash, soda ash, etc.	Fire hazard, and corrosive substances
	Production of mineral salt which involves use of acids.	Fire hazard, smoke and fumes.
	Carbon disulphide, Ultramarine blue, chlorine, hydrogen.	Risk of fire, dust and fumes.
2	PETROCHEMICAL INDUSTRY	
	<p>Olefins – Ethylene, Propylene, Butene/ Butadiene</p> <p>Ethylene => LDPE, HDPE/ LLDPE, PVC, Ethylene Oxide Mono Ethylene Glycol</p> <p>Propylene => PP, Propylene Oxide , Acrylonitrile</p> <p>C4 based => Polybutenes, Polybutadiene</p> <p>Aromatics – Benzene, Toluene, Xylene, Benzene => Ethyl benzene</p> <p>C5+ based products</p> <p>Toluene</p> <p>Xylene</p> <p>NG based Methanol and Fertiliser units - Nitrogenous and phosphatic fertiliser manufacturing on large-scale except mixing of fertilisers for compounding.</p>	<p>Fire hazard, offensive fumes, liquid effluent with unpleasant smell and smoke</p> <p>Fire, noise, atmosphere pollution due to noxious gases, fire and</p>

Sr. No	Industrial Group	Noxious Characteristics
	Bio refinery	dust.

3	PETROLEUM PRODUCTS	
	Refinery: Crude Oil refining, Crackers: processing and cracking, Petroleum jelly, petroleum ether, Naphtha cracking including Gas cracking for any purpose	Inflammable Fumes and noise
	Carbon black manufacture and blacks of all kinds	Fire hazard
	Petroleum coke usage for Graphite production	Fire hazard
	Lubricating and fuel oils and illuminating oils and other oils such as schist oil, shale oil etc.	Fire hazard

Appendix E

Medium Scale PCP Industries

E.1 Medium scale PCP Industries

Table E.1: List of permissible Medium Scale PCP Industries

Sr. No.	Industrial Group	Noxious Characteristics
1	PETROCHEMICAL INDUSTRY	
	<p>The following category will be included: Speciality chemicals, Fine chemicals, Performance chemicals, manmade yarns and fibres, Industrial oils, Fatty alcohols, ethoxylates, catalysts, industrial gases, etc. Product range consist of the followings: Ethanol, Ethoxylates PP Co polymers Propylene Glycol, Polyethers Cumene, Phenol, Bisphenol, Polycarbonates Isopropyl Alcohol Acrylic Acid Epichlorohydrin MEK MTBE CBFS Styrene/ Polystyrene Chloro Benzenes, Nitro Benzenes, Nitrochlorobenzenes Aniline TDI, MDI Purified Terephthalic Acid Phthalic Anhydride Acetic acid Nitrophosphatic fertilizers Biopolymers</p>	<p>Fire hazard, offensive fumes, liquid effluent with unpleasant smell, dust and smoke</p>

Sr. No.	Industrial Group	Noxious Characteristics
2.	TEXTILE INDUSTRY	
	Textile mill	
	Oil sheets and water proof clothing - Wool spinning	Fire hazard. Wool Washing liquor containing certain impurities.
	Clean rags (not including clean textile cutting), oily and greasy rags.	Fire hazard
	Flax Yarn and other fibre	Fire hazard
	Textile finishing, bleaching and dyeing	Waste water containing acids etc.

Appendix F

Small Scale PCP Industries

F. 1 Small Scale PCP Industries

Table F.1: List of permissible Medium Scale PCP Industries

Sr. No.	Industrial Group	Noxious Characteristics
1	PETROCHEMICAL INDUSTRY	
	Plastic Processing Ethylene Glycols For Specialty Chemicals Alcohol-Based Products, Solvent Specialty chemicals, Detergents Additives, PBR, SBR, ABS, and plastic / elastomer processing, latex Automobile tubes and tyres, conveyer belts Polyurethanes and processing Nylon- Yarn, Tyre Cord, Polymer. Polyester- Yarn Grade, Bottle Grades, Staple Fibre, fabrics, garments, Polyester resins Phthalates, Resins, Pigments	Fire hazard, offensive fumes, liquid effluent with unpleasant smell, dust and smoke

Appendix G

Service and Ancillary Industries

Table G.1: List of Service and ancillary Industry

Type of Industries	Noxious Characteristics
Specialty catalysts, Additives (for polymers and elastomers), Solvents, Industrial gases, alcohol, Solvents and Packaging Industry	Unpleasant smell

Appendix H

Engineering Industries

H. 1 Engineering Industries

Table H.1: List of Engineering Industries

Sr. No	Permissible Industries
1	Special industrial machinery required for PCP Industries and which supports chemical and petrochemical base by way of fabricating/ supplying equipments, piping, process control and instrumentation, etc, and maintenance related services, dock and terminal activities becomes an integral part of the region for the self sustainability.
2	<ul style="list-style-type: none"> • Rail-road equipment. • Industrial trucks, trailers, stackers, etc. • Heavy structural steel fabric • G.I. malleable pipe fittings • Heavy diesel engines. • Sugar, Vegetable oils (hydrogenated). • Metallurgical industry - Sintering, Seltering, Blast furnaces, steel works and rolling mills. • Primary and secondary smelting and refining of non-ferrous metal and alloys. • Automobile and coach building. • Manufacture of aircraft frames and aero-engines. • Special industrial machinery. • Sluice gates and gearings. • Cranes and hoists. • Steel pipes and tubes. • Wire ropes. • Steel chains (conveyors, shipping). • Electrical steel sheets and stampings. • Heavy steam engines. • Power Driven pumps and pumping equipments. • Tractors and heavy agricultural machinery. • Metal working machinery.

Sr. No	Permissible Industries
	<ul style="list-style-type: none"> • Electrical generating transmission, distribution and industrial apparatus. • Rail-road equipment. • Industrial trucks, trailers, stackers, etc. • Earthmoving machinery. • Conveyors and conveying equipment. • Heavy iron and steel forgings. • Foundries (heavy). • Other primary metal industries (e.g., cold rolled sheets, alloy steel, etc.). • Turbines. • Rayon productions. • Nylon production. • Jute spinning and weaving. • Cement, Asbestos cement sheets and pipes. • Manufacture of locomotives-electric, diesel and steam.

Appendix I

Non Polluting Industries

Illustrative list of Light industries those are permissible in residential zone under special circumstances by the Authority and as well as that are permissible in Retail business zone.

TableH.1: List of Non polluting and Light Service Industry

Sr. No.	Description
Light Service Industry	
1	Bread and bakeries
2	Confectionery, candies and sweets
3	Biscuit making
4	Ice cream
5	Cold storage (small scale)
6	Aerated water and fruit beverages
7	Flour mills with 5 HP in residential zone and 10 HP in retail business zone
8	Automobile two wheelers and cycle servicing and repairs
9	Furniture (wooden and steel)
10	Printing, book binding, embossing, etc.
11	Laundry, dry cleaning and dyeing facilities
12	General jobs and machine shops
13	Household utensil repair, welding, soldering, patching and polishing(kadhai)
14	Photograph, printing (including sign board printing)
15	Vulcanising
16	Tailoring
17	Handlooms (small scale)
18	Velvet embroidery shops

Sr. No.	Description
19	Art weavers and silk screen printing and batik work
20	Jewellery, gold ornaments and silver wares
21	Mirrors and photo frames
22	Umbrella assembly
23	Bamboo and cane products
24	Sports goods and its repair shops
25	Musical instruments repair shops
26	Optical lens grinding, watch and pen repairing
27	Radio repair shop
28	Rubber stamps
29	Card board box and paper products including paper (manual only)
30	Cotton and silk printing/ screen printing
31	Webbing (narrow, fabrics, embroidery, lace manufacturing)
32	Ivory, wood carving and small stone carving
33	Coffee curing units
34	Candles and wax products
35	Household kitchen appliances
36	Washing soaps small scale only
37	Fruit canning and preservation
38	Electric lamp fitting / Assembly of Bakelite switches.
39	Shoe making, repairing
40	Power looms (silk reeling unit up to 10 HP)
41	Areca nut processing unit
42	Beedi rolling
43	Agarbathi rolling
44	Assembly and repair of measuring instruments(excluding handling of mercury and hazardous materials)
45	Clay & modelling with plaster of Paris.
46	Diary products e.g. cream, ghee, paneer, etc.

Sr. No.	Description
47	Enamelling vitreous (without use of coal)
48	Milk cream separation
49	Manufacture of jute products
50	Manufacture of Bindi
51	Photo copying of drawings including enlargement of drawings and designs.
52	Packaging of shampoos
53	Packaging of hair oil
54	Internet café
55	Utensil washing powder (only mixing and packaging)
Non Polluting Industry	
1	News paper, printing press, Junk Yard (Kabadi), Saw mill
2	Development activities related to tourism, sponsored/recommended by tourism corporation of Government.
3	Development activity related to Information Technology.
4	Computer software units
5	Workshop for vehicle repair.
6	Engineering workshop, machine shop, fabrication shop, press shop, smithy shop, turning shop, cutting shop.
7	Pump and motor assembling units.
8	Cycle assembling units.
9	Units of Polyester Fabric
10	Units fabricating tractor trailer, agricultural equipment, etc.
11	Units fabricating vehicle parts without electroplating and heat treatment.
12	Unit fabricating stove, cooker, kitchen equipment without electroplating.
13	Units fabricating nails, pegs, nuts, bolts, etc.
14	Units manufacturing utensils of Aluminum, steel, copper and brass.
15	Units fabricating iron doors and shutters.
16	Units fabricating steel furniture without electroplating.
17	Units manufacturing weighting machines.

Sr. No.	Description
18	Units fabricating drawing, surveying, and scientific equipment.
19	Units making music instruments.
20	Units making sports gear.
21	Units making toys.
22	Units making stationery items like paper pins, "U" pins, pencils, etc.
23	Units binding books, making file covers, card board boxes, envelopes, paper bags from paper or board.
24	Units making paper napkins, dishes, labels, tallow, paper rolls.
25	Units making wooden doors and windows.
26	Units making wooden furniture.
27	Units making wooden boxes.
28	Units assembling air conditioners, air coolers, water coolers, heater, electric irons, etc.
29	Units manufacturing electric fans, tube lights, bulbs, lamps, fuses, switches, etc.
30	Units casting cement concrete spun pipes, mosaic tiles, cement concrete poles.
31	Units casting cement concrete grills.
32	Units making umbrellas and rain coats.
34	Units making garments by stitching from ready cloth.
35	Units making hosiery items.
36	Weaving units with handlooms and power looms
37	Yarn twisting, crimping and texturising units
38	Fibre glass moulding units
39	Units manufacturing plastics items like buckets, tumblers, footwear, brushes, ropes.
40	Units producing plastics items through fabrication, extraction, injection moulding methods.
41	Units manufacturing tubes, pipes, boxes, tanks, etc. from plastics HDPE, LDPE, PVC.
42	Units making leather items like bags, purses, wallets, etc. from ready leather.
43	Units making tooth powders, tooth pastes, shampoos, nail polishes, hair oils, through mixing only.
44	Units making candles
45	Units making Agarbathi
46	Units making detergent powders, soaps, etc. through mixing only.

Sr. No.	Description
47	Domestic flour mills.
48	Units grinding corianders, cummins, turmeric's, salts, spices.
49	Tobacco drying sheds.
50	Printing presses.
51	Pulse mills.
52	Oil expellers.
53	Units manufacturing glass frames for spectacles.
54	Diamond Industries
55	Units manufacturing tablets and capsules by mixing only.
56	Units manufacturing biscuits up to 100 kg per day only.
57	Units manufacturing pickles/pappads up to 500 kg per day only.
58	Assembling units for TV, VCR, VCP, radio sets, tape recorders, etc.
59	Units manufacturing rubber parts, rubber corks surgical gloves.
60	Units involved in cutting, polishing and finishing of stones, marbles and granites.
61	Units involved in finishing of printed cloth by felt finish or rolls process, sentering.
62	Cotton ginning and pressing units.
63	Steel, rerolling mills where M S bars, angles, CTD round bars, section bars, etc. are prepared without pickling process.
64	Oxygen gas units.
65	Ceramic cup saucers making units.
66	Glaxed tiles producing units (provided water is recycled)
67	Units manufacturing ceramic sanitary ware.
68	Units manufacturing domestic flour mill.
69	Units manufacturing Mamara.
70	Computer & Computer stationery
71	Gems & Jewellery Units
72	Units manufacturing plastic bags
73	Manually preparing silver & golden ornaments
74	Units making printing blocks

Sr. No.	Description
75	Units making furniture from bamboo
76	Units assembling domestic electrical appliances
77	Units fabricating aluminium doors, windows & furniture's
78	Tailor machine repair or its manufacturing units
79	Ball pen's refill
80	Button & hooks manufacturing units
81	Bicycle's chain & locks
82	Embroidery
83	Photo frame, Mirror frame
84	Flower pot, Flower vase
85	Units fabricating fork-knife, scissors

Appendix J

Land use Zoning in Hazard prone area

J. 1 LAND USE ZONING IN HAZARD PRONE AREAS – GUIDELINES (Regulation No.27)

J.1.1 OBJECTIVES

The basic objective of land use zoning is to regulate land use in hazard prone areas to minimize the damage caused to the habitat, as a result of natural hazards viz. earthquakes, cyclonic storms and floods which recur from time to time. Land Use Zoning, therefore, aims at determining the locations and the extent of areas likely to be adversely affected by the hazards of different intensities and frequencies, and to develop such areas in a fashion that the loss to the development is reduced to the minimum.

Land Use Zoning envisages certain restrictions on the indiscriminate development of the "unprotected" hazard prone areas and to specify conditions for safer development by protecting the area from severe losses. In the former case, boundaries of different zones are to be established to prevent unrestricted growth there.

J.1.2 SCOPE

1. Areas covered under Development Plan

The guidelines for Land Use Zoning in Hazard Prone Areas are to be taken into consideration while formulating the Development Plan and Area Plan under the Town Planning and Urban Development Act.

2. Areas not covered under Development Plan

In such areas, these guidelines may be issued to the various local bodies, Municipalities, Individual Areas and Panchayats, enabling them to act while sitting various development projects and deciding on construction of buildings, etc.

J.1.3 IDENTIFICATION OF HAZARD PRONE AREAS

1. Earthquake Prone Areas

Intensities of VII or more on Modified Mercalli or MSK intensity scale are considered moderate to high. Areas under seismic zone III, IV and V as specified in IS 1893 are based on intensities VII, VIII, IX or more. Therefore, all areas in these three zones will be considered prone to earthquake hazards.

In these zones the areas which have soil conditions including the level of water table favorable to liquefaction or settlements under earthquake vibrations will have greater risk to buildings and structures which will be of special consideration under Land Use Zoning.

Under these zones, those hilly areas which are identified to have poor stability conditions and where landslides could be triggered by earthquake or where due to prior saturated conditions, mud flow could be initiated by earthquakes and where avalanches could be triggered by earthquake will be specially risk prone.

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

2. Cyclone Prone Areas

Areas prone to cyclonic storms are along the sea coast of India where the cyclonic wind velocities of 47 meter per second or more are specified in the Wind Velocity Map given in IS 875 (part 3) to a small scale and easily identified in the Vulnerability Atlas of India where the Maps are drawn state wise to a larger scale.

In these cyclone prone areas, those areas which are likely to be subjected to heavy rain induced floods or to flooding by sea-water under the conditions of storm surge, are specially risky due to damage by flood flow and inundation under water.

Whereas, areas under 'a' are easily identified, those with special risk as under 'b' have to be identified by special contour survey of the planning area under consideration and study of the past flooding and storm surge history of the area. These studies may have to be carried out through the Survey of India or locally appointed survey teams, and by reference to the Central Water Commission, Government of India and the concerned department of Gujarat State.

3. Flood Prone Areas

The flood prone areas in river plains (unprotected and protected by bunds) are indicated in the Flood Atlas of India prepared by the Central Water Commission and reproduced on larger scale in the state wise maps in the Vulnerability Atlas of India.

Besides the above areas, other areas can be flooded under conditions of heavy intensity rains, inundation in depressions, backflow in drains, inadequate drainage, failure of protection works, etc.

Whereas, the flood prone areas under 'a' are identified on the available maps as indicated, the areas under 'b' have to be identified through local contour survey and study of the flood history of the planning area. Such studies may be carried out through Survey of India or local survey teams, and by reference to the Central Water Commission and the concerned department of Gujarat State.

4. Land Use Zoning for Flood Safety

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

Every settlement needs some open areas such as parks, play-grounds, gardens etc. In one way it will be possible to develop such areas by restricting any building activity in vulnerable areas. Such a development will be in the interest of providing proper environment for the growth of such settlement.

On the same analogy, certain areas on either side of the existing and proposed drains (including rural drains) should be declared as green belts where no building or other activity should be allowed. This will not only facilitate improvements of these drains in future for taking discharges on account of growing urbanisation, but will also help in minimising the damage due to drainage congestion wherever rainfall of higher frequency than designed is experienced. These green belts at suitable locations can also be developed as parks and gardens.

In the existing developed areas, possibilities of protecting/ relocation/ exchanging the sites of vital installation like electricity sub-station/power houses, telephone exchange, etc. should be seriously examined, so that these are always safe from possible flood damage. Similarly, the pump station the tube wells meant for drinking water supply should be raised above the high flood levels.

Similarly, possibility of removing or bypassing buildings/structures obstructing existing natural drainage lines should be seriously considered. In any case, with immediate effect unplanned growth can be restricted so that no construction obstructing natural drainage or resulting in increased flood hazard is allowed.

J.1.4 APPROACH FOR LAND USE ZONING

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

Leaving the area unprotected. In this case it will be necessary to specify Land Use Zoning for various development purposes as recommended under Para 6.

Using protection methods for the areas as a whole or in the construction of buildings, structures and infrastructure facilities to cater for the hazard intensities likely in the planning area as recommended under Appendix-B.

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

J.1.5 PRIORITISATION

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

Priority 1. Defence installation, industries, public utilities like hospitals, electricity installations, water supply, telephone exchange, aerodromes, railway stations, commercial centers, libraries, other buildings or installations with contents of high economic value.

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

Priority 3 Parks play grounds, wood lands, gardens

J.1.6 REGULATION FOR LAND USE ZONING

Installations and Buildings of Priority 1 should be located in such a fashion that the area is above the levels corresponding to a 100 year flood or the maximum observed flood levels whichever higher. Similarly they should also be above the levels corresponding to a 50 year rainfall flooding and the likely submersion due to drainage congestion.

Buildings of Priority 2 should be located outside the 25 year flood or a 10 year rainfall contour, provided that the buildings if constructed between the

10 and 25 year contours should have either high plinth level above 25 year flood mark or constructed on columns or stilts, with ground area left for the unimportant uses.

Activities of Priority 3 viz. play grounds, gardens and parks etc. can be located in areas vulnerable to frequent floods.

Appendix K

Protection of Buildings Structure and Infrastructure in the Hazard Prone Area

K.1 PROTECTION OF AREAS FROM EARTHQUAKES

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

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

K.2 PROTECTION FROM CYCLONIC WIND DAMAGE

- i. Buildings, structures and infrastructures in the cyclone prone areas should be designed according to the Indian Standards and Guidelines as provided in the Regulations and the National Building Code.
- ii. Light utility structures used for electrical transmission and distribution, and towers for communications, chimneystacks of industrial structures require special design considerations against the cyclonic wind pressures, suctions and uplifts.
- iii. In case the buildings, structures and infrastructures are founded on marine clay deposits it will be advisable to adopt either under-reamed piled foundations, or individual column footing with a reinforced concrete beam located at the level of the ground, or a continuous reinforced concrete strip footing.
- iv. Wherever, the top soil could become slushy due to flooding, the top layer of 30 cm depth of soil should not be considered for providing lateral stability
- v. In storm surge prone areas, it will be preferable to construct the community structures, like schools, cyclone shelters, etc. by raising the level of the

ground protected by provision of retaining walls at sufficient distance away from the building, taken to such depth that no erosion takes place due to receding storm surge. Alternatively, construct the community structures on stilts with no masonry or bracing up to the probable maximum surge level.

K.3. PROTECTION OF AREAS FROM FLOODS

This may require one or more of the following actions.

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

Note:

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

Appendix L

APPLICATION FORMS FOR DEVELOPMENT PERMISSION

L.1 Form No. C

(See Regulation No. 3.1)

Application for development permission under sections 27, 34 and 49 of G.T.P. & U. D. Act. 1976 / The Notice u./s. 253 and 254 of the B.P.M.C. Act, 1949.

To

The Chief Executive Authority,
Gujarat PCPIRDA.

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

Mr. _____.

b) The structural report, details and drawings are to be prepared and supplied by

Mr. _____.

I have read the Development Control Regulation/Bye-laws framed by the Authority under the provisions of the relevant Act and claim to be fully coversant with it. I shall fulfil my duties and responsibilities in accordance with the provisions of the Development Control Regulation/Bye-laws.

(Signature of Owner/Builder/ Organiser/Developer or Authorised agent of owner)

Date:

1.	Applicant's name	
2.	Postal Address for correspondence	
3.	Applicant's interest in land with respect of rights	
4.	Description of Land, village, Town Planning Scheme, Revenue Survey Numbers, Final Plot No.	
5.	What is the present use of the land and/ orther building if they are to be put to more than one kind of use, Please give details of each use	
6.	Please describe in short the development work stating the proposed use of land for the building. If land and/or the building are to be put to more than one use, please give details of each use	
7.	<p>Is this land included in a layout sanctioned by the appropriate authority ?</p> <p>If yes, please give date of sanction and reference No. with a copy of the sanctioned layout. If not, is it approved by any other Authority?</p> <p>Give the name of such Authority with date of sanction and reference no with a copy of the sanctioned layout.</p>	
8.	For residential use, number of dwelling units and floor	
9.	Nature and manner of working of industrial/commercial establishment in case the proposed use is for Industry/Commerce	
	What separate arrangements have been proposed to be made for loading and unloading of goods from the industrial or commercial goods vehicles?	
	What arrangements have been proposed to be made for disposal of industrial waste effluent?	

(Signature of Owner /Builder / Organiser / Developer or Authorised agent of owner)

Date:

Instructions to applicant regarding maps and documents to be submitted along with the application:

The maps and drawings should be drawn or copies made on a paper of proper and durable quality so that they are clearly and distinctly legible. Every map and/or drawing shall have to be signed by the applicant/owner and his engineer/Architect/ and Organiser/Builder as the case may be. If copies of original maps or drawings are submitted, they shall be true copies.

1. **Layout Plan (Three Copies):** Layout Plan of the whole land shall invariably accompany every application for permission to carry out development by way of building construction. This map shall be drawn to a scale of not less than 1:500 and show the following details.

Boundaries of the S.No./plots mentioned in the application and its lay out by showing sub-division.

Existing buildings and new buildings proposed to be constructed. Roads, streets, and carriage ways constructed there on (existing construction should be shown distinctly from the proposed one). Proposed new roads and streets, their levels and width.

Proposed use of every building and open space not to be built over within a plot.

If the layout is for residential use, maximum number of dwelling units that can be accommodated with any increase in future.

If the layout is for industrial or commercial use, maximum area which can be built upon without any increase in future.

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.

Location of the plot in relation to the nearby public road.

Alignment and width of all the existing roads, including the road from which the plot has access from the major road. Existing access road and proposed new road, if any, should be shown clearly and distinctly.

Existing trees and natural scenery worth preserving.

Dimensions and areas of common plot, as required under these regulations, provided in the layout/sub-division of plot.

Tree plantation required under regulation No. 10.12

An extract of the record of right of property register card or any other document showing the ownership of the land proposed for development.

Certified part plan and zoning certificate from the certificate from the Authority shall be enclosed along with the application.

The applicant shall also submit a certified copy of approved layout of final plot from the concerned authority for the latest approved layout of city survey numbers or revenue survey numbers from D.I.L.R. showing the area and measurement of the plot or land on which he proposes to develop or build.

Drawing (3 copies) to a scale not less than 1cm. = 1 metre for the buildings existing as well as proposed with floor area for each floor.

Layout showing parking arrangements with internal & surrounding roads and exit, and entry movement of vehicles etc. as per regulation No. 17 to the suitable scale.

Structural Designer's certificate duly signed by him.

Certificate of Undertaking: Certificate in the prescribed form no. 2(a), 2(b), 2(c), 2(d) and 2(e) by the Registered Architect/Engineer/Structural Designer/Clerk of Works / Developer / Owner.

Full information should be furnished as prescribed in Form No. 3 and 4 under these Development Control Regulations, as the case may be along with the plans.

The applicant shall also obtain copy of N.O.C. from the relevant authority as per Regulation No. 3.3 and 4.2 wherever applicable.

Certificates as prescribed in forms 2(a), 2(b), 2(c), 2(d) and 2(e) are required to be submitted either along with application or prior to commencement of construction work.

If during the construction of the building the Owner/ Organiser/ Builder/ Architect/ Engineer/ Surveyor is changed, he shall intimate the Competent Authority by registered letter that he was no longer responsible for the project, and the construction shall have to be suspended until the new owner/ Organiser/ Builder/ Architect/ Engineer/Surveyor etc. undertakes the full responsibility for the project as prescribed in form 2(a), 2(b), 2(c) ,2(d) and 2(e).

The new Owner/Developer/Architect/Engineer shall before taking responsibility as stated above in clause (12), check the work already executed is in accordance with the permission granted by the Competent Authority. He may go ahead with the remaining work only after obtaining permission of the Competent Authority.

Scrutiny Fee: A person applying for permission to carry out any development shall have to pay scrutiny fees along with his application to the Competent Authority at the following rates:

- i. **Built Up Area:** For low-rise building ₹ 3.00 per sq. mt. of Built up area of all floors for the intended residential development or part thereof subject to minimum scrutiny fee of ₹ 300.00
- ii. **Commercial and Mix Development:** For high-rise, commercial, mix development and other than residential use ₹ 5.00 per sq.mt. of Built area of all floors for the intended development or part thereof subject to minimum scrutiny fee ₹ 1000.00
- iii. **Land Development, Sub-Division and Amalgamation of Land**
 - ₹ 1.50 per sq. mt. of building unit/plot area for subdivision and amalgamation of all type of development.
 - ₹ 1.00 per sq. mt. of building unit/plot area for subdivision and amalgamation for agricultural use.
- iv. **Open use for storage/ temporary use including Salt Pan / Industries**

Sr. No.	No. of years/months	Rate in ₹ per sq. mt. of land.	Remarks
1.	Upto 1 year	₹ 1.00	Maximum Scrutiny Fee shall not be more than ₹ 5,00,000
2.	Above 1 year upto 5 years	₹ 5.00	
3.	Above 5 year upto 10 years	₹ 10.00	
4.	Above 10 year upto 20 years	₹ 25.00	
5.	Above 20 years	₹ 50.00	

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

Public Charitable Trust: ₹500.00 if the intended development is for hospitals, dispensaries, schools or colleges or a place of worship, dharmshala, hostels etc. constructed by a public charitable trust registered under Public Charitable Trust Act 1950 or for any other purpose which the Authority may specify by a general or special order.

Development Permission for Mining, Quarrying and Brick Kiln Operations: In case of mining, quarrying and brick kiln operations, the scrutiny fees will be as under.

- Mining, quarrying and brick kiln operation.
₹500.00 per 0.4 hectare or part thereof and a maximum of ₹ 2500.00
- Brick kiln without Chimney.
₹ 25.00 per 0.1 hectare or part thereof and a maximum of ₹ 500.00
- Processing of lime sagol etc. without construction.
₹ 25.00 per 0.1 Hectare or part thereof and maximum of ₹ 250.00
- Renewal of permission for mining, quarrying ₹ 50.00 for one year.
- Renewal of permission for brick kiln (without chimney) ₹25.00 for one year.
- Renewal of permission for processing of sagol, lime etc. without construction
₹ 10.00 for one year.

Note: - Fees to be decided by Competent Authority from time to time

Development Charge: A copy of the receipt of the Development Charge if any shall be submitted along with the application form.

Security Deposit

- The applicant shall deposit and keep deposited as security deposit an amount of the rate mentioned below for the due observance and performance of the condition of the “development permission”. The amount shall be deposited on intimation before issue of ‘Development Permission’.
- The applicant shall deposit and keep deposited an amount as security deposit at the rate of ₹ 3/- per sq.mt of built up area of the proposed development for due performance of the condition of the permission granted under the commencement certificate.
- Rates for non residential development shall be two times the above rates.
- The minimum amount of security deposit shall be ₹ 1000/- for residential, hospital, dispensary, school or college or for any other purpose which the Authority may specify by general or special order, whereas for the other purposes the minimum amount of security deposit shall ₹ 5000/-.
- The security deposit shall be paid in cash or in the form of bank guaranty for than much amount from any Scheduled Commercial Bank up to the period of the completion of the development work
- The Government/Semi-Government, Local Authorities and public charitable trust registered under the concerned Act shall not have to deposit the amount of security.
- These rates are liable to be revised every two years from the date on which these came into force.
- The security deposit shall be refunded without interest after the grant of the occupancy certificate provided the development is completed in three years after the permission is granted.
- Thereafter the security deposit shall be forfeited
- The security deposit shall be forfeited either in whole or in part at the absolute discretion of the Authority. For breach of any of the provisions of these Regulations and conditions attached to the permission covered by the commencement certificate shall be without prejudice and other remedy or right of the Authority.

- h. Service and Amenities Fees:** Permission for carrying out any development shall be granted by the competent authority only on payment of service and amenities fees for execution of works referred to in clause (xi) of sub – section (3) of section 15 of the GSIR Act, 2009 and for provision of other services and amenities at the following rates in PCPIR as delineated in the Draft Development Plan of GPCPIRDA. This fees and maintenance charges may be revised on review by competent authority from time to time.

Service and amenities fees shall be levied as under for any development within the PCPIR excluding agricultural zone, and gamtal.

- a. ₹ 100.00 per sq. mt. of built up area for the intended development of all uses.
- b. ₹ 50.00 per sq. mt. of built up area of intended development for schools, colleges, educational institution, charitable trusts, government and semi government building.

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

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

- c. ₹ 50.00 per sq. mt. of built up area for intended development in the Gamtal Buffer Zone.
- d. ₹ 50.00 per sq. mt. of built up area for the intended development of the released lands within GIDC Estate.
- e. ₹ 50.00 per sq. mt. of building unit for the intended permanent open use of land.

Provided these regulations shall not be applicable in the town planning scheme area and in the approved existing buildings. These fees shall not be leviable once the intention of making a town planning scheme is declared.

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

L.2 Form No. C(a)

(Regulation No. 3.1)

Gujarat Special Investment Region Act, 2009

Application for permission of Brick-kiln, Mining and Quarrying under Section – 16.

To

The

Chief Executive Authority

Regional Development Authority

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 :

Application for permission of Brick-kiln, Mining and Quarrying under Section – 16.

To

The

Chief Executive Authority

Regional Development Authority

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 :

Applicant Name :

Postal Address :

Applicant's interest/title in land
with respect of records of rights. :

Description of land, village,
Revenue Survey No. and Area :

5. Present use of land :

6. Proposed use of land :

7. i) Whether in past brick-
kiln/mining/quarrying was

- undertaken on the land in question ? :
- ii) If yes, since which year? :
- iii) Whether development permission and N.A. permission were obtained ? :
8. Total area of land in question :
9. How much area is already put to such use so far ? (Please show on sketch plan) :
10. Area now proposed to be taken up for brick manufacture (Please show on sketch plan) :
11. Duration (in month/year) for which permission is sought (Give time-limit for completion or termination of such use) :
12. If the permission is asked for renewal :
- i) No. and date of previous permission :
- ii) Amount of the Security Deposit :

Instruction to applicant regarding sketch plan and documents to be submitted along with the application (for new permission as well as renewal).

1. An extract of the record of rights or any other document showing the ownership of the landowner for this purpose shall be indicated with necessary documentary proof if the applicant is not the owner of the land in question.
2. Zoning certificate from the Authority shall be enclosed along with the application.
3. A certified site plan showing the land in question along with surrounding area shall be attached.
4. True copies of last year's permission.

L.3. Form Number D

(See Reg. No.5.1)

DEVELOPMENT PERMISSION

Permission is hereby granted/refused under Section 15 (4) (b) of the Gujarat Special Investment Region Act 2009

To _____ (name of the person)

For _____ (Description of work)

On the following conditions/grounds

Conditions: _____

(In case of grant, subject to the submission of detailed working drawings, and structural drawings(s) along with soil investigation report before the commencement of the work.)

Grounds: _____

(In case of refusal)

a) Documents/N.O.C. etc.:-

Following documents/plans/N.O.C./undertakings as mentioned in form no. 1 are not submitted.

b) Site Clearance:

i) Site is not cleared as per the provisions of Development Plan with respect to road line

reservations

zone

other (specify)

ii) Site is not cleared as per the provision of T.P. Scheme..... with respect to

Road

reservation

final plot

other (specify)

iii) Proposed use is not permissible according to the width of road as per the provision No. 11.2,11.6,12.1.1,12.1.2.

c) Scrutiny of Layout:

Following provisions are not as per the Development Control Regulations:

Set back

margin

common plot
internal roads
parking space
ground coverage
any other (specify)

d) Scrutiny of Building Requirements:

Following provisions are not as per the Development Control Regulations.

F.S.I.

Height

Ventilation

Open air space

Provisions for Fire protection

Any other (specify)

Chief Executive Authority/
Authorised office/ Commissioner/
Urban/Area Development Authority/
Municipal Corporation

L.4. FORM NO. 2
L.4.1 Form no. 2A

(Sec. reg. No.3.3 VII)

CERTIFICATE OF UNDERTAKING OF REGISTERED ARCHITECT/ENGINEER

TO _____

REF: _____ Proposed _____ work _____ of _____
(Title of the project)

C.S.No/R.S.No./F.P. No. _____ in ward No. _____
_____ at _____ Village _____ Taluka
_____ T.P.S.No _____
of _____ (Village/Town/City)

For

(Name of Owner/Organiser/Developer/Builder)

Address

Tele. _____ No. _____

I am a member of Council of Architects/I am possessing current registration to act as registered Engineer.

I hereby certify that I am appointed as the Registered Architect/Engineer/Surveyor to prepare the plans, sections and details as required under the provisions of the Act. Development Control Regulation for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall be carried out under my direction and supervision as per the approved drawings. I am fully conversant with the provisions of the Regulations/ which are in force and about my duties and responsibilities under the same and I undertake to fulfil them in all respect.

I also undertake to provide adequate measure for installation of plumbing, drainage, sanitation and water supply. The appointment of site supervisor, clerk of works, building contractor, plumbing contractor and electrical contractor shall be made at the appropriate stage before the relevant work commences.

Signature :

Reg. No. _____

Date _____

Name : _____

Address _____ :

Tele. No.: _____

L.4.2 FORM NO. 2 (b)

(Sec. reg. No.3.3 VII)

CERTIFICATE OF UNDERTAKING OF REGISTERED STRUCTURAL DESIGNER

TO _____

Ref _____ : _____ Proposed _____ work _____ of _____

(Title of the work)

C.S.No./R.S.No./F.P.No _____ in _____ ward
_____ at village _____ Taluka
_____ in T.P.S.No. _____ of

(Village/Town/City)

Owner: _____

Address: _____

Tele. _____ No. _____

I am possessing current Registration to act as a structural Designer. This is to certify that I am appointed as the registered structural designer to prepare the structural report, structural details and structural drawings for the above mentioned project. I am fully conversant of my duties and responsibilities under the Regulations and assure that I shall fulfil them in all respect. I have prepared and signed the structural design and drawing of the proposed building and further certifies its structural safety and stability.

I undertake to supply the owner and the supervisor the detailed drawings. If my services are terminated, I undertake to intimate the Authority in writing.

Signature: _____

Registration No. _____ Date _____

Name _____

Address _____

Tele. No. _____

* To be struck off if not applicable.

L.4.3 FORM NO. 2(C)

(Sec. reg. No.3.3 VII)

CERTIFICATE OF UNDERTAKING OF REGISTERED CLERKS OF WORKS/SITE SUPERVISER/DEVELOPER/OWNER

To.....

.....

.....

Ref : Proposed work of
..... (Title of the work)

C.S.NO. /R.S.NO. /F.P.NO.....in ward..... at
village.....Taluka..... in T.P.S

NO.....at.....
(Village/City/Town)

Owner

.....

Address

.....

Tele.

No.

I possess a current Registration to act as Registered
.....

I hereby certify that I am appointed as a registered
.....on the above mentioned project and that all the
works under my charge shall be executed in accordance with the stipulations of the
National Building Code and relevant standards of the I.S.I.

I am fully conversant with the provisions of the Regulations which are in force and
about the Duties and Responsibilities under the same and I undertake to fulfil them
in all respect.

* I undertake not to supervise more than ten works at a given time as provided in
Development Control Regulations.

* I undertake not to supervise work simultaneously at one point of time on any other sites during my supervision of the execution of this work.

Signature:

Registration

No.....Date.....

Name.....

Address.....

Tele.No.....

* To be struck off if not applicable

L.4.4. FORM No 2(d)

CERTIFICATE UNDERTAKING FOR HAZARD SAFETY REQUIREMENT

To,

REF: Proposed work of _____ (Title of project)

C.S. No./RS.NO..NO. (F.P. No. _____ In ward No. _____ at Village
_____ Taluka _____ T.P.S. No. _____ of _____ Village/Town/City

Certified that the building plans submitted for approval satisfy the safety requirements as stipulated under Building Regulation No. 15.3 and the information given therein is factually correct to the best of our knowledge and understanding. It is also certified that the structural design including safety from hazards based on soil conditions shall be duly incorporated in the design of the building and these provisions shall be adhered to during the construction

Signature of Owner with date _____

Name in Block Letters _____

Address _____

Signature of the

Structural Engineer with date _____

Name in Block Letters _____

Address _____

Signature of the

Developer with date _____

Name in Block Letters _____

Address _____

Signature of the

Architect with date _____

Name in Block Letters _____

Address _____

To be annexed with Form 2(d)

Building Information Schedule

1 Encircle the applicable data point

2 * means 'any other, specify'

1 Building address	Plot No.	Scheme / Colony:	Town:	District:	Initials of checking staff	Reference
2 Building category	2.1 Occupancy Classification					Regulation 2.9
	2.2 Type of Construction	Type 1	Type 2	Type 3	Type 4	7.1.2 of Part III & 4 of Part IV of NBC
3 Location	3.1 Land use zoning					Regulation
	3.2 Seismic zone	V	IV	III	II	IS 1893
	Design intensity(MM / MSK)	IX	VIII	VII	VI	Vul. Atlas
	3.3 Wind / Cyclone zone	Wind speed+55/50/47/44/39/33	Cyclone prone Yes / No	Max. storm surge = m		IS 875 Part 3 Vul. Atlas
	3.4 Flood proneness of site	River plain Unprotected / Protected	Low area inundation possible - Yes / No	Observed HFL above GL = cm		Vul. Atlas

	3.5 Prone to land slides							IS14496(Part 2)
4 Foundati on	4.1 Site and sub-soil investigation	No. of Boreholes _____, Depth _____ m, N-values _____ B.C. Plate Load Test Yes/No						IS 1892
	4.2 Soil type at site (Note 2)	Rocky / Stiff	Medium	Soft	Liquefiable	Expansive (Black cotton)	*	IS 1904, IS 6403
	Stiff – N>30; Medium- N=10 –30; Soft- N<10; Liquefiable – Poorly graded sands with N<15, under water table (see Note 5 of Table 1 in IS 1893)							IS 2131
4 Foundati on (<i>contd</i>)	4.3 Depth of water table below GL							
	4.4 Bearing capacity at site (used in design)	For normal loads = t/m ²	With EQ = t/m ²	With wind = t/m ²	With flood = t/m ²		IS 1888, IS 1904, IS 6403 IS 8099(Pt 1 &2)	
	4.5 Type of footing / Foundation used	Strip	Individual column footing / Raft	Bearing piles	Friction piles	*	IS 1080 IS 1893 IS 13063	

5 Super-structure	5.1 Storeys etc	Basements 0/1/2/3	No. of storeys	Attic Yes / No	Lift house Yes / No	Water tank on roof Capacity			
	5.2 Bearing walls	Bricks	Stone	Solid block	Hollow block	Adobe	*		
	5.2.1 Mortar	C:S = 1:	C:L:S = 1: :	L:S = 1:	Clay Mud	*			
		C = Cement S = Sand L = Lime							
	5.3 Frame work	RC columns & beams	Steel columns & beams / trusses	Wood posts & trusses	*				
	5.3.1 Infill panels	Glass	Brick walls	Wood panelling	*				
	5.4 Floors	RC slabs	Stone slabs on jists	Prefab flooring elements on beams	*				
	5.5 Roof	Flat like floors / Pitched		Trussed / Raftered / 'A' frame / Sloping RC slab	*				
5.6 Roof covering	CGI sheeting	AC sheeting	Clay tiles	Wood shingle	*				
6 Building importance	6.1 Importance	Ordinary		Important	Hazardous			IS 1893	
7 Design	7.1 Factor for EQ	$\alpha_0 =$	$I =$	$\beta =$	$\alpha_h =$		IS 1893		

factors	7.2 Factor for wind	$k_1 =$	$k_2 =$	$k_3 =$	$p_h =$		IS 875 (Pt3)
8 Safety of pitched roof where used	8.1 Bracing provided	In plan Yes / No / NA	In plane of rafters Yes / No / NA	In plane of vertical columns Yes / No / NA			IS 4326 Cyclone guide
	8.2 Roof anchorage	To walls: Bolt length = cm	To RC columns: Bolt length = cm	To wooden posts, steel straps & bolts / nails....			Cyclone guide
	8.3 Connections	Covering to purlins J-bolt / ire	Purlins to rafters Bolt / Wire	Truss elements Welding / Bolts / Nails / Straps			Cyclone guide
9 Load bearing wall buildings	9.1 Building category	A $\alpha_h < 0.05$	B $\alpha_h = 0.05$ to 0.06	C $\alpha_h > 0.06$ & < 0.08	D $\alpha_h = 0.08$ to < 0.12	E $\alpha_h > 0.12$ =	IS 4326, IS 13828
	9.2 Building configuration	Plan Shape L / T / Y / C / E	Separation provided to get rect. Blocks Yes / No	Plan projection > 0.2 of length Yes / No			IS 4326
	9.3 Opening in walls	Control used on sizes Yes / No / NA	Control used on location Yes / No / NA	Strengthening around Yes / No / NA			IS 4326, IS 13828

	9.4 Bands provided	Plinth band Yes / No / NA	Lintel band Yes / No / NA	Eave band Yes / No / NA	Roof band Yes / No / NA	Gable band Yes / No / NA	Ridge band Yes / No / NA		IS 4326, IS 13828
	9.5 Vertical bars	At corners of rooms Yes / No / NA		At jambs of openings Yes / No / NA		*			IS 4326, IS 13828 Cyclone guide
	9.6 Stiffening of floors / roof with separate units	RC screed & band Yes / No / NA	Peripheral band and connectors Yes / No / NA	Diagonal planks and band Yes / No / NA	*			IS 4326	
	9.7 Framed thin wall construction	Bonding of columns with the wall ensured Yes / No (Fig 13 of IS 4326)							IS 4326
10 Safety of wooden buildings	10.1 Holding down	Sill beam bolted Yes / No / NA		Wood posts anchored Yes / No / NA		Framed, resting on pedestals Yes / No / NA			IS 4326 Cyclone guide
	10.2 Bracing of wood frame	Diagonal bracing in vertical planes Yes / No / NA	Diagonal / knee bracing in plan Yes / No / NA	Stiff wall panel		Brick noggin with hold fasts			IS 4326 Cyclone guide

	10.3 Connections	Framed with iron strips	Bolted	Nailed	*		IS 4326 Cyclone guide
11 Safety of steel / RC frame buildings	11.1 Building shape	Both axes symmetrical	One axis symmetrical	Unsymmetrical in plan or section			
	11.2 Analysis used	Equivalent static	Model	Dynamic	Torsional effects considered Yes / No		IS 1893
	11.3 Method of design used	Working stress	Limit state	Plastic theory			IS 456, IS 800 SP 6(6)
	11.4 Infills / partitions	Out of plane stability check Yes / No		In-plane stiffness considered Yes / No			IS 1893, IS 4326, Cyclone guide
	11.5 Detailing of RC frames	Beams Yes / No	Columns Yes / No	Beam – column joint Yes / No	Shear walls Yes / No		IS 13920
	11.6 Detailing of steel frames	Beams Yes / No	Columns Yes / No	Beam – column joint Yes / No			SP 6 (6)

NBC Part IV	12.1 Provision for water	Under ground tank : Provided / Not provided Capacity: l	Over head tank : Provided / Not provided Capacity: l	Adequate pumping system: Provided / Not provided Capacity: l/minute Pressure:	
	12.2 Provision for first aid fire fighting	Provided / Not provided / Not applicable			NBC Part IV
	12.3 Installation of systems	Provided / Not provided / Not applicable			NBC Part IV
	12.4 Earthling design and provision	Designed / Not designed	Provided / Not provided		IS 3043

L.4.5. Form No.2 (e)

(See reg. No.3.3 VII)

I the undersigned _____ am _____ the owner/developer/builder of land bearing S/No. _____ OP No. _____ F.P. No. _____ T.P. No. _____ of village _____ I have put up the application for New/revised/alteration development permission for the purpose of _____ under the Gujarat Town Planning and Urban Development Act 1976 & I have appointed Mr. _____ / I myself will be carrying out the development work at above land as a developer & Myself/Mr _____ will be considered as Registered dev. Under the present GDCR. I as a owner/developer have appointed following as Architect/Str.Engineer/Site Supervisor/Clerk of work & I will inform immediately to GPCPSIRDA in case of any change.

	Name	Reg. No.	Sign
(1)	Architect	_____	_____
(2)	Structural Engineer	_____	_____
(3)	Site Supervisor	_____	_____
(4)	Clerk of Work	_____	_____

As a register owner/developer I am aware of the rules and regulations of present GDCR & my responsibility & duties as a developer/owner under this regulations & I know that they are binding to me. I therefore undertake that I will carryout the work on site as per the GDCR & as per the approved map by RDA under the supervision & guidance of Architect, Structural Engineer, Site Supervisor, Clerk of Work. I will make the arrangement for laboratory test of soil & each material used in construction, and the report will be submitted to RDA. As per the regulations I will inform RDA the progress of work at each stipulated progress stage & will complete the work as per regulations and obtain plinth & occupancy certificate from RDA and than only make available the building for use.

Land owner _____

Developer _____

L.5 .Form No. 3

(See Regulation No. 3.3 (9))

	A	Area Statement	Sq.Mts.	I.
Layout plan. Building plan Details From for carrying out development work Site-Plan 3.3 [under regulation No.(4) & (6) (a)] Detailed Plan[under regulation no.3.3(5)] Layout Plan [under regulation No.3.3(6)]	1. 2. 3. 4. 5. 6.	Area of Plot As per record As per site condition Deduction for Proposed roads Any reservations Total (a+b) Net area of plot (1-2) % of Common Plot Balance area Plot (3-4) Permissible F.S.I. Total Built up area permissible at : Ground floor All floors Existing floor area at G.F. F.F.		List of Drawing No of copies II. Ref. Description Date : Of last Approved Plans (if any) III. Description of proposed property IV. North line Scale Remarks.

	<p>2nd floor</p> <p>Rest of the Floors and tower floor proposed area at</p> <p>G.F.</p> <p>F.F.</p> <p>2nd floor</p> <p>Rest of the Floors and tower floor</p> <p>Total : Built up area</p> <p>Proposed F.S.I. Consumed :</p>		
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	<p>B. Balcony area Statement:</p> <p>1. Proposed balcony area per floor</p> <p>2. Excess balcony area (Total)</p> <p>C. Tenement Statement</p> <p>1. Area for tenement</p> <p>2. Tenement permissible at</p> <p>G.F.</p> <p>All floors</p> <p>3. Tenement existing at</p>		<p>V. CERTIFICATE :</p> <p>Existing Structure and adjoining property is seen by me and necessary precaution will be taken for smooth working Manhole connection is possible and is verified by me.</p> <p>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.</p>
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	<p>G.F. All floors</p> <p>4. Tenement G.F. All floors</p> <p>5. Total tenements (3+4)</p> <p>D. Tenement Particulars</p> <p>1. Nos. of rooms per tenement</p> <p>2. Toilet units provided for tenement.</p> <p>3. Tenement floor area</p> <p>E. Parking Statement</p> <p>1. Parking space required as per regulations:</p> <p>2.</p> <p>3. Proposed parking space : Loading unloading area :</p>	<p>record. Architect/ Engineer/ Surveyors Signature.</p> <p>VI. SIGNATORIES</p> <p>Signatory Signature Name and Address with Regn No.</p> <p>Owner Architect/ Engineer/ Surveyor</p>
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L. 6 FORM NO.4

[(See Reg. No.3.3(viii)]

	A	Area Statement	Sq.Mts.	I.
<p>FOR SUBDIVISION/ AMALGAMATION/ LAYOUT OF LAND</p> <p>SITE PLAN [under regulation no.3.3 4 and 6 (a)]</p> <p>Layout Plan [under regulation no.3.3 7(b)]</p>	<p>1.</p> <p>2.</p> <p>4.</p>	<p>Area of Plot</p> <p>Deduction for Proposed roads</p> <p>Any reservations Total (a+b)</p> <p>Net area of plot (1-2)</p> <p>Common Plot Balance area Plot (3-4)</p> <p>Permissible F.S.I.</p> <p>Total Built up area permissible at :</p> <p>Existing floor area at F.S.I.</p> <p>Notes.</p>		<p>List of Drawing No of copies</p> <p>II. Ref. Description Date : Of last Approved Plans (if any)</p> <p>III. Description of proposed property</p> <p>IV. North line Scale Remarks.</p> <p>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.</p>

L.7. FORM NO. D

(Reg. No.5.1) DEVELOPMENT PERMISSION

Permission is hereby granted/refused under Section 15(4)(b) of the Gujarat Special Investment Region Act 2009.

To

(Name of the person)

for

(Description of work)

on the following conditions/grounds

Conditions:

(in case of grant, subject to the submission of detailed working drawings, and structural drawings(s) along with soil investigation report before the commencement of the work.)

Grounds:

(in case of refusal)

a) Documents/N.O.C. etc.:-

Following documents/plans/N.O.C./undertakings as mentioned in form no. 1 are not submitted.

b) Site Clearance :

i) Site is not cleared as per the provisions of Development Plan with respect to

- road line
- reservations
- zone
- other (specify)

ii) Site is not cleared as per the provision of T.P. Scheme with respect to

- Road
- reservation
- final plot
- other (specify)

c) Scrutiny of Layout :

Following provisions are not as per the Development Control Regulations :

- Set back
- margin

- common plot
- internal roads
- parking space
- ground coverage
- any other (specify)

d) Scrutiny of Building Requirements :

Following provisions are not as per the Development Control Regulations.

- F.S.I.
- Height
- Ventilation
- Open air space
- Provisions for Fire protection
- Any other (specify)

L.8. FORM NO. 6
L.8.1. FORM NO. 6 (a)

PROGRESS CERTIFICATE

Plinth Stage / In case of basement casting of basement slab

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

The

Chief Executive Authority,

Regional Development Authority

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached the **Plinth Level** and is executed under our supervision.

We declare that the amended plan is / not necessary at this stage.

Yours faithfully,

Signature of the

Supervising Engineer/Owner

Structure Engineer

Architect

Date:

Name in Block Letters: _____

Address: _____

L.8.2 FORM NO. 6 (b)

PROGRESS CERTIFICATE-FIRST STOREY

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

The

Chief Executive Authority,

Regional Development Authority

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached the first storey level and is executed under our supervision.

We declare that the amended plan is / not necessary at this stage.

Yours faithfully,

Signature of the

Supervising Engineer/Owner

Structure Engineer

Architect

Date:

Name in Block Letters:

Address: _____

L.8.3. FORM NO. 6 (C)

PROGRESS CERTIFICATE-MIDDLE STOREY IN CASE OF HIGH-RISE BUILDING

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

The

Chief Executive Authority,

Regional Development Authority

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached _____ storey level and is executed under our supervision.

We declare that the amended plan is / not necessary at this stage.

Yours faithfully,

Signature of the

Supervising Engineer/Owner

Structure Engineer

Architect

Date:

Name in Block Letters: _____

Address: _____

L.8.4. FORM NO. 6 (D)

PROGRESS CERTIFICATE LAST STOREY

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

The

Chief Executive Authority,

Regional Development Authority

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawings and structural drawings has reached _____ storey level and is executed under our supervision.

We declare that the amended plan is / not necessary at this stage.

Yours faithfully,

Signature of the

Supervising Engineer/Owner

Structure Engineer

Architect

Date:

Name in Block Letters: _____

Addres: _____

L.9. FORM NO. 7

COMPLETION REPORT

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

The

Chief Executive Authority,

Regional Development Authority

Sir,

The work of erection/re-erection of building as per approved plan is completed under the Supervision of Architect/Developer/Engineer who have given the completion certificate which is enclosed herewith.

We declare that the work is executed as per the provisions of the Act and Development Control Regulations/Byelaws and to our satisfaction. We declare that the construction is to be used for _____ the purpose as per approved plan and it shall not be changed without obtaining written permission.

We hereby declare that the plan as per the building erected has been submitted and approved.

We have transferred the area of parking space provided as per approved plan to an individual/association before for occupancy certificate.

Any subsequent change from the completion drawings will be our responsibility.

Yours faithfully,

(Developer's Signature)

(Owner's Signature)

Name of Developer

Name of Owner

Date:

Address:

Encl: Completion Certificate

L.10. FORM NO. 8

BUILDING COMPLETION CERTIFICATE

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

The

Chief Executive Authority

Urban Area Development Authority

Sir,

1. The building/s has/have been constructed according to the sanctioned Plan
2. The building/s has/have been constructed as per approved plan and structural design (one set of structural drawings as executed & certified by the Structural safety as specified in relevant prevailing Indian Standards Specifications/Guidelines.
3. Construction has been done under our supervision/guidance and adheres to the drawings submitted and records of supervision have been maintained by us

Signature of the
Supervising Engineer/Owner

Signature of the
Structural Designer

Date:

Date:

Name in Block Letters:

Name in Block Letters:

Address:

Address:

L.11. FORM NO. 9.

FORM OF OCCUPANCY CERTIFICATE

(Brief description of nature of development)

On Survey No. _____ of Village _____

Taluka _____ Plot No. _____ of T.P.Scheme No. _____

Street _____ Ward/Sector _____ Owned by _____ .

in the development area, completed and constructed as per plan prepared by _____ under the supervision of _____

(Architect / Engineer)
Engineer/Owner)

(Supervising

Architect has been inspected on _____ and I declare that the development has been carried out in accordance with the Development Permission No. _____ Dated _____ and that the development is fit for the use for which it has been permitted.

Chief Executive Authority
Regional Area Development Authority

Date :

L.12. FORM NO. 10

Registration for Architect/Engineer /Structural Designer/Clerk of Work/Site Supervisor/, Developer/ owner.

APPLICATION FORM

Name

Address (Local)

Permanent Address

Telephone No.

Qualifications

Experience

Are you serving anywhere ?

(Give detailed address of employer and his No Objection Certificate)

Registration/Registration renewal fee/remitted

in person/by M. O. etc.

(No such fees shall be payable by Architect registered with council of Architects, India)

Last year's Registration No.

Further particulars, if any

I hereby undertake to abide by all Rules, Regulations, Standing Orders, Requisitions and instructions given by the Authority and shall carry out duties and responsibilities as prescribed in Development Control Regulations. I also understand that if, I fail to perform my duties as above, the Authority will be entitled to withdraw my Registration and forfeit my Registration fee, if any.

Kindly grant me a new/renewed Registration for the year _____ .
Registration Book may be sent to me when ready. I send herewith two passport size copies of my photographs signed by me.

Signature of applicant.

L.13. Form No 11

STRUCTURAL INSPECTION REPORT

(This form has to be completed by registered Structural Designer after his site Inspection and verification regarding compliance of all recommendation by the owner, which in the opinion of the registered structural designer are necessary for safety of the structure)

I. Description by title and location of the property including T.P.No., F.P.No.

etc. :

II. Name of the present owner:

III. Description of the structure:

Class I or Class II (Briefly describe the property in general and the structure in particular)

(a) Function (b) Framed construction								
	Residence (with or without shops)	Apartments (with or Without shops)	Office Bldg.	Shopping centre	School, College	Hostel	Auditorium	Factory
	1	2	3	4	5	6	7	8
A. Load bearing masonry wall construction								
B. Framed structure								
construction and structural materials	Critical load bearing element	Brick	RCC	Stone	Timber	Steel		
	Roof Floor	RCC	Timber	RBC	Steel	Jack-arch		

1. Year of construction

Year of subsequent additions or rectification's (Please describe briefly the nature of additions or rectification's).

2. Date of last inspection report filed: Last filed by whom (This does not apply to the first report).

3. Soil on which building is founded

i) Any change subsequent to construction

ii) Nearby open excavation

iii) Nearby collection of water

iv) proximity of drain

v) underground water-tank

vi) R.W. Pipes out-lets

vii) Settlements

4. The Super-structure (R.C.C. Frame structure)

i) Crack in beam or column nature and extent of crack probable causes.

ii) Cover spell

iii) Exposure of reinforcement

iv) Subsequent damage by user for taking pipes, conduits, hanging, fans or any other fixtures, etc.

vi) Crack in slab

vii) Swelling of concrete or plaster of slab

viii) Corrosion of reinforcement

ix) Loads in excess of design loads