

11. Regulation identified for Local Area Plan (LAP), when prepared for an area, shall prevail over these regulations.
12. For Eco-Sensitive Zone/Area shall also confirm the notification published by the “Ministry of Environment and Forest”, Notification no. S.O.1260 (E), dated, 31<sup>st</sup> May, 2012” and amended from time to time.
13. In case of VUDA notwithstanding contained in these regulations the following additional provisions shall apply.

1. For the residential development in the villages falling within the air pollution boundary, the development shall be carried out as per the following condition:
  - The minimum width of internal road in layout shall be 9.0 mts.
  - Built up area on G.F. shall not exceed 30 %.
  - Tree plantation to the extent of 4 trees per building or 50 trees per hectare is compulsory.
2. Setback: The Set back as mentioned table below from central line of relevant existing road shall be provided where regular line of road.

Sr. No	Road	Distance from the centre line (mts)
1	From Chhani GSFC to Jambuva bypass	20.0
2	From Pratapnagar road to end of Yamuna mill	18.0
3	From Genda Circle upto Vadodara branch canal via Bapu ni Dargah	18.0
4	From Tarsali bus stand upto national highway	15.0
5.	From Bird Circle to Jetalpur underpass	12.0

- The land left open as set back shall be deemed to be part of the street.
  - The competent authority may permit the F.S.I of any plot or a building unit on the basis of its original area, if the owner of such a land is prepared to release the effected land by road widening or for construction of new road without claiming any compensation thereof.
3. For all other development areas including VUDA the following additional provisions shall apply:-

Public utility services buildings, which shall include buildings or works developed or undertaken by to Govt. / Semi-Govt. or public undertaking only, such as Sub-station, and receiving station of the electricity Board. Building for infrastructure facilities like bus service, water supply, drainage, sanitation, domestic garbage disposal, pumping station, electricity, purification plant, police building post and telegraph and telecommunication, public urinals, milk, octroi and public telephone booth, fire brigade station, ward and zonal offices of appropriate authority, taxies, scooter and cycle stand and parking plot, garden, nursery, playground and open spaces, canal, communication network first aid medical center, primary health center, dispensary, library, reading room and religious building/places of public worship may be permitted in all zones. The built-up area in