



Government of Gujarat  
Urban Development and Urban Housing Department

# COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS -2017

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PART – I  
PROCEDURE REGULATIONS

**GOVERNMENT OF GUJARAT**  
**URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT**  
**NOTIFICATION NO.GH/V/5 of 2019/EDB-102016-3629-L**  
**SACHIVALAYA, GANDHINAGAR.**

**NOTIFICATION**

Date: **15 JAN 2019**

**NO.GH/V/5 of 2019/EDB-102016-3629-L:** WHEREAS the Government of Gujarat is of the opinion that it is necessary, in the public interest, to make variations in the Comprehensive General Development Control Regulation-2017 notified vide Notification No.- GH/V/269 of 2017/ EDB - 102016 - 3629 – L, on dated 12<sup>th</sup> October 2017, (hereinafter referred as CGDCR) which had been Sanctioned by Urban Development and Urban Housing Department Govt. Of Gujarat, Gandhinagar for area under jurisdiction of The Gujarat Industrial Corporation, area covered under the jurisdiction of Gandhidham Development Authority; area covered under the municipalities and area covered under gram panchayats which are notified as development area covered under The Gujarat Town Planning and Urban Development Act – 1976.

Whereas, The Government of Gujarat published the modifications under Government Notification, Urban Development and Urban Housing Department No.GH/V/31 of 2018/EDB-102016-3629-L, dtd.31.03.2018, Corrigendum No.GH/V/33 of 2018/EDB-102016-3629-L, dtd.05.04.2018 and Government Notification No.GH/V/45 of 2018/EDB-102016-3629-L, dtd.23.04.2018 for inviting from any person, to submit suggestions or objections, if any with respect to the proposed modifications to the Principal Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of publication of the said modification in Government Gazette.

Whereas, The Government of Gujarat finalised the above modifications under Government Notification, Urban Development and Urban Housing Department No.GH/V/152 of 2018/EDB-102016-3629-L, dtd.05.11.2018.

Whereas the CGDCR were sanctioned in exercise of power conferred under

- (1) Sub-section (2) of section 116A;
- (2) Section 155 of The Gujarat Municipalities Act, 1963;
- (3) Clause (a) of Section 31 the Gandhidham (Development and Control on Erection of Buildings) Act 1957;
- (4) Section 54 of the Gujarat Industrial Development Act, 1962 (Guj. XXIII of 1962)

Now, therefore, the Government of Gujarat hereby proposes the variations in CGDCR under sub-section (1) of section-116A as follows namely: -

Calls upon any person to submit suggestion or objection, if any, with respect to the proposed variations made in CGDCR, as per schedule to the Principal Secretary to Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two month from the date of the publication of this notification in the Official Gazette.

## S C H E D U L E

Comprehensive General Development Control Regulation-2017 notified vide Notification No.- GH/V/269 of 2017/ EDB - 102016 - 3629 – L, on dated.12.10.2017 and modification finalised by Notification No.- GH/V/152 of 2018/ EDB - 102016 - 3629 – L, on dated.05.11.2018 is modified, rearranged, corrected for any grammatical or linguistical discrepancy or error and divided in three parts viz. Part-I (Procedure Regulations), Part-II (Planning Regulations) and Part-III (Performance Regulations) may be called as “Comprehensive General Development Regulations – 2017” as Annexed.

1. In Part-II, in Table No.6.2 after Sr.no.48, Mix Use Zone (Thanagadh) is added as Sr.No.49.
2. In Part-II in Table No.6.3, Sr.no.27, column no.3, after the word “studio”, words “Animal Shed, Agro Based Storage, Farm Houses” are added.
3. In Part-II, in Table No. 8.4, following words are added after note in table “In case of Building-units affected by road widening, in such cases, the competent authority may relax only affected road widening for road side margin and parking.”

4. In Part-I, in Regulation No. 4.1.1 after the paragraph following is added, "Any person on record, registered in municipal corporations and its development authority, even if not registered with any other competent authority will be authorized to practice in the jurisdiction of those competent authority."
5. In Part-III, in Regulation No.15.2.1 after the paragraph following words are added, "service floor having maximum clear height of 2.1 mts from beam bottom to finished floor level, service floor can be provided at any floor in a building".
6. In Part-II, in table no.6.2, Sr.14, in column no.5 words are replaced by the words "Those Permissible in C1 and TO".
7. In Part-II, in table no.6.3, Sr.1 & 2, in column no.3, words "Clinic not having indoor treatment facility" are added.
8. In Part-I, in regulation no. 3.9.5 following proviso is added. "Provided that the scrutiny fee calculated in reference to above shall be to the extent of excess area or for the area which may be considered to be unauthorised."
9. In Part-II, in table no.6.23, following words are added in a separate row below the table "\*70 mts height may be permitted on 18 mts and wider road within High Density Development Area i.e. 200mt from the outer boundary of the road. Further to clarify, High Density Development means area where maximum permissible FSI is more than 3.5."
10. In part – III, table is modified as per regulation no.13.1.
11. In Part – I, in table no.3.3 in row no.2 of column no.3 words "Two Times of " is added before words "development permission"

By order and in the name of the Governor of Gujarat,



(V. D. Vaghela)

Officer on Special Duty & Ex-Officio Deputy Secretary  
to the Government of Gujarat  
Urban Development and Urban Housing Department

Copy to:

- ❖ PS to Hon'ble Governer of Gujarat.
- ❖ PS to Hon'ble Chief Minister of Gujarat.
- ❖ PS to Hon'ble Dy. Chief Minister of Gujarat.
- ❖ PS to Chief Secretary, Government of Gujarat.

- ❖ PS to Urban Development and Urban Housing Department, Government of Gujarat.
- ❖ PS to all secretaries of all secretariats of Government of Gujarat.
- ❖ Principal Secretary, Industries and Mines Department, Gujarat.
- ❖ Principal Secretary, Panchayat and Rural Department, Gujarat.
- ❖ Vice Chairman and Managing Director, Gujarat Industrial Development Corporation, Gujarat.
- ❖ Municipal Commissioner, All Municipal Corporations.
- ❖ Chief Executive Authority, All Urban/Area Development Authorities.
- ❖ Commissionerate of Municipalities Administration, Gujarat State, Gandhinagar.
- ❖ Chief Town Planner, Gujarat State, Gandhinagar.
- ❖ Chief Officer, All Municipalities
- ❖ Collector, All Districts
- ❖ District Development Officer, All District Offices.
- ❖ Manager, Government Central Press, Gandhinagar - With a request to publish the aforesaid notification in Part IV-B central Section, in the Gujarat Government Extra Ordinary Gazette of Dated **15 JAN 2019** and forward 500 printed copies of the same to this department. The Gujarati version of the Notification will be forwarded shortly to you by the Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar.
- ❖ Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar - with request to send Gujarati version of the said Notification directly to the Manager, Government Central Press, Gandhinagar for its publication in the official gazette urgently.
- ❖ Director of Information, Gandhinagar- with request to issue suitable presses note.
- ❖ The Revenue Department, New Sachivalaya, Gandhinagar.
- ❖ System Manager, Urban Development and Urban Housing Department, Gandhinagar- with request to publish in the department web site.
- ❖ The Select file of ' L ' Branch, U. D. & U. H. Dept.(2019)
- ❖ The personal file of Dy. Section Officer, L-Branch, U. D. & U. H. Dept.(2019)

# COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS – 2017

PART – I

PROCEDURE REGULATIONS

UD&UHD

UD & UHD

Urban Development and Urban Housing Department, Block No.- 14, 9th Floor,  
New Sachivalaya, Gandhinagar - 382010.  
Website – [www.udd.gujarat.gov.in](http://www.udd.gujarat.gov.in)

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## 1 PREAMBLE

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

- a. Sub-section (1) of Section 116A read with sub-section(1) of section 122 of the Gujarat Town Planning and Urban Development Act 1976;
- b. Section 155 of Gujarat Municipalities Act, 1963;
- c. Clause (a) of Section 31 the Gandhidham (Development and Control on Erection of Buildings) Act 1957;
- d. Section 54 of the Gujarat Industrial Development Act, 1962 (Guj. XXIII of 1962)

### 1.1 SHORT TITLE, APPLICABILITY & COMMENCEMENT:

#### 1.1.1 Short Title :

These Regulations may be called “Comprehensive Development Control Regulations - 2017.”

#### 1.1.2 Commencement

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

#### 1.1.3 Applicability

(1) These regulations shall apply to all development in the entire Gujarat State. Different areas are grouped in different categories as specified in Table 1.1.

**Table 1.1:Classification of Development Authorities, ULB's and other areas**

Category	Development Authorities, ULB's and other areas
D1(5)	Urban Development Authority (Constituted under Section 22 of The Gujarat Town Planning and Urban Development Act, 1976) viz.: Ahmedabad Urban Development Authority (AUDA), Gandhinagar Urban Development Authority (GUDA), Surat Urban Development Authority (SUDA), Vadodara Urban Development Authority (VUDA) and Rajkot Urban Development Authority (RUDA).
D2(4)	Urban/ Area Development Authority (Constituted under Section 22 or 5 of The Gujarat Town Planning and Urban Development Act, 1976). viz: Junagadh Urban Development Authority (JuUDA), Jamnagar Area Development Authority (JADA), Bhavnagar Area Development Authority (BADA}, Bharuch-Ankleshwar Urban Development Authority (BAUDA)

**Table 1.1:Classification of Development Authorities, ULB's and other areas**

Category	Development Authorities, ULB's and other areas
D3(5)	Area Development Authority (Constituted under Section 5 of The Gujarat Town Planning and Urban Development Act, 1976 and the Municipalities declared The Gujarat Municipality Act, 1963 included in Seismic Zone – V.) viz: Bhuj Area Development Authority (BhuADA), Bhachau Area Development Authority (BhaADA), Rapar Area Development Authority (RADA), Anjar Area Development Authority (AADA), and Mandvi(Kutch)Municipality.
D4(6)	Urban/Area Development Authority (Constituted under Section 22 or 5 of The Gujarat Town Planning and Urban Development Act, 1976 included in other than Seismic Zone – V.) Himmatnagar Urban Development Authority (HUDA), Surendranagar-Wadhwan Urban Development Authority (SWUDA), Morbi-Wankaner Urban Development Authority (MWUDA), Bardoli Urban Development Authority (BUDA), Navsari Urban Development Authority (NUDA), Anand- Vidhyanagar-Karmasad Urban Development Authority (AVKUDA).
D5(4)	Area Development Authority (Constituted under Section 5 of The Gujarat Town Planning and Urban Development Act, 1976 (Special Project Areas) viz.:Alang Area Development Authority (AIADA), Ambaji Area Development Authority (AmADA), Shamlaji Area Development Authority (ShADA), Khambaliya Area Development Authority.
D6(1)	The Gandhidham (Development and Control on Erection of Buildings) Act - 1957. (Bombay Act No. XIX of 1958): Gandhidham Development Authority
D7A(37)	Area Development Authority (designated under Section 6 of The Gujarat Town Planning and Urban Development Act, 1976 viz.:Amreli, Botad, Godhra, Jetpur - Navagadh, Mahesana, Nadiad, Palanpur, Patan, Porbandar, Valsad, Vapi, Veraval-Patan, Bilimora, Borsad, Dabhoi, Dahod, Deesa, Dhangadhra, Dholka, Dhoraji, Gondal,, Kadi, Keshod, Khamhat, Mahuva, Mangrol, Modasa, Okha, Palitana, Petlad, Savarkundala, Siddhapur, Una, Unjha, Upleta, Viramgam, Visnagar.

**Table 1.1:Classification of Development Authorities, ULB's and other areas**

Category	Development Authorities, ULB's and other areas
D7B(66)	Area Development Authority (designated under Section 6 of The Gujarat Town Planning and Urban Development Act, 1976 viz.:Ahawa (Dang), Anklav, Bagasara, Balasinor, Barwara, Bavla, Becharaji, Bhayavdar, Chansma, Chhaya, Chhotaudepur, Chorwad, Dakor, Devgadhbaria, Dhandhuka, Dharampur, Dharmaj, Dwarka, Gandevi, Halol, Halwad, Idar, Jagadiya- Sultanpura, Jambusar, Jamjodhpur, Kalawad, Kalol(Godhara), Kapadvanj, Karjan, Kathor, Kayavarohan, Kheda, Khedbrahma, Kodinar, Kosamba, Limbdi, Lunawda, Manavadar, Mandal, Mandvi(Surat), Mansa, Matar, Pardi, Prantij, Radhanpur, Rajpipla, Ranpur, Sankheda, Santarampura, Savali, Shihor, Sojitra, Talod, Tarsadi, Thangadh, Udwada, Umargam, Umreth, Vadinar, Vadnagar, Vaghodia, Vasa, Vijapur, Vyara, Waghai(Dang).
D8	Municipalities declared under the Gujarat Municipalities Act, 1963 and not included in D1to D6, D7(A) & 07(B) and D9
D9	Gujarat Industrial Development Act, 1962. viz; All Industrial estates or industrial areas under the jurisdiction of Gujarat Industrial Development Corporations included in D1to D6, D7(A) & 07(B) and D8 or otherwise
D10	All areas other than D1to D6, D7(A) & D7(B), D8 and D9  Notwithstanding anything contained in these regulations, for Gandhidham Development Authority Area – D6 category specified in the Table no.1.1, regulations shown in schedule 18 shall be applicable. Provided that it shall not be applicable with respect to clause no. 1 to 5 of these regulations.

#### 1.1.4 Repeal

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

#### 1.1.5 Saving

Notwithstanding anything contained in these regulations:-

- (a) any modifications or revision or 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;
- (b) removal, alteration or abandonment, nor prevent continuance of the lawfully established use or occupancy of an existing approved building unless, in the opinion of the Competent Authority such a building is unsafe or constitutes a hazard to the

- safety of adjacent property or to the occupants of the building itself, or endanger to any premises or person adjoining shall not require permission;
- (c) revision of development permissions, where construction has commenced prior to 12/10/2017, may be granted as per the previous regulations.

1.1.6 Overriding effect of other regulations.

In case, where these regulations are not in sync with the regulations made under Fire Act then the regulations under Fire Act shall override.

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## 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. Any amendments/modifications made to these regulations shall automatically become part of it. Any orders or directions made from time to time for provisions which are not covered under these regulations or otherwise shall be applicable mutatis mutandis.

Unless the context otherwise requires the terms and expressions not defined in these regulations shall have the same meanings as in the Gujarat Town Planning & Urban Development Act, 1976 or Local Acts or The Real Estate (Regulation and Development) Act, 2016 and the rules framed there under or as mentioned in National Building Code (NBC) as the case may be.

### 2.1 Act

Means the Gujarat Town Planning and Urban Development Act, 1976 (President Act No. 27 of 1976) or the Gujarat Municipalities Act, 1963 or the Gujarat Panchayats Act, 1993 or the Gujarat Provincial Municipal Corporations Act, 1949 or the Gujarat Industrial Development Act-1962 (GIDC Act-1962) or GDA Act-1957 as stated in the context.

### 2.2 Additions and / or Alterations

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

### 2.3 Advertising Display Infrastructure /Advertising Sign and Hoarding

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

### 2.4 Air Conditioning

Means the process of treating air, so as to control simultaneously its temperature, humidity and quality to meet the requirements of conditioned space.

## 2.5 Amenities

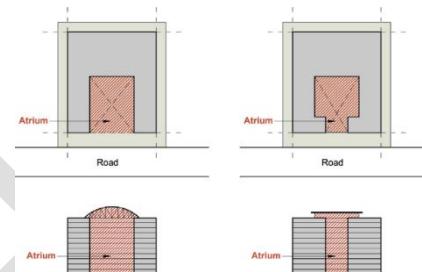
Means roads, streets, open spaces, parks, recreational grounds, play-grounds, gardens, water supply, electric supply, street lighting, drainage, sewerage, public works and other utilities, communication network, services and conveniences.

## 2.6 Apartment / Flats

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

## 2.7 Atrium (Plural Atria)

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



## 2.8 Authorized Officer

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

## 2.9 Balcony

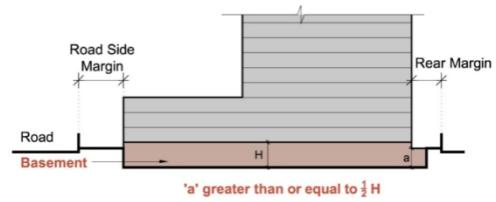
A horizontal projection, cantilevered or otherwise including a parapet, handrail, balustrade, to serve as a passage or sit out place

## 2.10 Banquet Hall

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

## 2.11 Basement or Cellar

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



## 2.12 Building

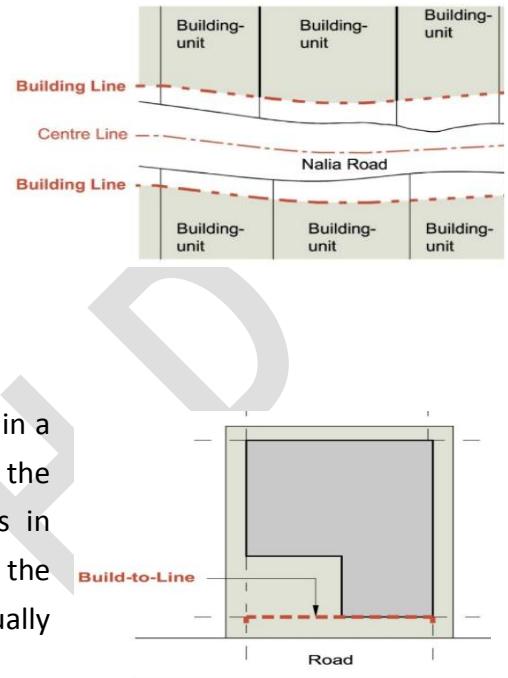
A Building means all types of permanent building, defined in (a) to (j) below, but structure of temporary nature like tents, hutment as well as shamianas erected for temporary purposes or ceremonial occasions with the permission of competent authority, shall not be considered to be "buildings". Unless otherwise specified, as stated in the context, any building or place, full or part, shall be categorised, according to the use proposed or put to use.

- (a) "Detached building" means a building with walls and roofs independent of any other building and with open spaces on all sides.
  - (b) "Semi-Detached Building" means a building having one or more side attached with wall and roof with other building.
  - (c) "Tenement" Means a residential dwelling unit constructed in a detached or semi-detached manner. Each dwelling unit in a tenement building is designed and constructed for separate entry with independent sanitary provisions.
  - (d) "Dwelling-1" means a detached dwelling unit used for residential purpose.
  - (e) "Dwelling - 2" means semi-detached building, row house, tenement, used for residential or cottage industry or pre-school purpose.
  - (f) "Dwelling – 3" means Multi Story building used for habitation of multiple families and/or individuals such as apartments, flats, hostels, lodging and boarding or cottage industry or pre-school purpose.
  - (g) "Hazardous building" means a building or part thereof used for, -
    - i. storage, handling, manufacture or processing of radio-active substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive enabatuibs.
    - ii. storage, handling, manufacture or processing of, which involves highly corrosive, toxic obnoxious alkalis, acids, or other liquids, gases or chemicals producing flame, fumes, and explosive mixtures or which result in division of matter into fine particles and capable of spontaneous ignition.
  - (h) For the purpose of these regulations the buildings with different heights shall be categorised as per the height as under:
- | Category | Height (in mts)                                     |
|----------|---|
| H1       | Equal to and less than 16.50                        |
| H2       | More than 16.50 and less than and equal to 30 mts.  |
| H3       | More than 30.0 and less than and equal to 45.0 mts. |
| H4       | More than 45.0                                      |
- (i) "Special Building" means a building solely used for the purpose of a drama or cinema theatre, 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.
  - (j) "Unsafe Building" means a building which,
    - i. is structurally unsafe;
    - ii. is insanitary;
    - iii. is not provided with adequate means of egress;
    - iv. constitutes a fire hazard; (v) is dangerous to human life;

- v. in relation to its existing use constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.

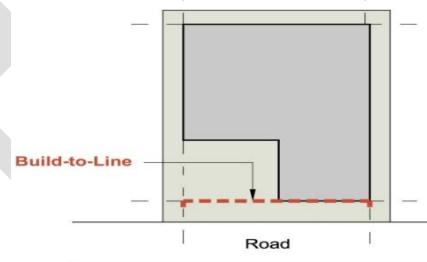
## 2.13 Building Line

Means the control line upto which the plinth of a building adjoining an existing, proposed or extended street may lawfully extend and includes the lines prescribed, if any, in any TP Schemes and/or Development Plan/any Statutory plan time being in force. The building line may change from time-to-time as decided by the authority.



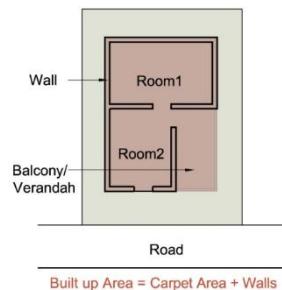
## 2.14 Build-to-line

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



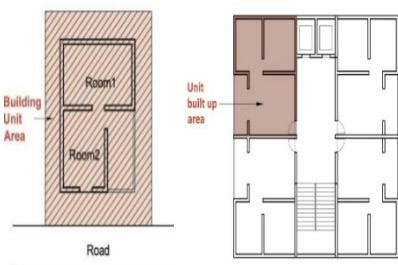
## 2.15 Building-unit

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



## 2.16 Built-up Area

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



## 2.17 Unit Built-up Area

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

## 2.18 Building Envelope

The horizontal spatial limits up to which a building may be permitted to be constructed on a plot

## 2.19 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 fluepipe.

## 2.20 CHHAJJA / WEATHER SHED

Means a structural overhang provided over opening on external walls for protection from the weather.

## 2.21 Chowk

Means a fully or partial unclosed space parentally open to sky within a building at any level, inner chowk being unclosed on all sides except as provided in regulation in 7.5 in Part II and outer chowk having one unclosed side.

## 2.22 Cinema

Shall means an auditorium where performance essentially given by projection on screen with or without the accompaniment of sound and is regulated under The Gujarat Cinemas (Regulation) Act, 2004.

## 2.23 COMBUSTIBLE MATERIAL

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

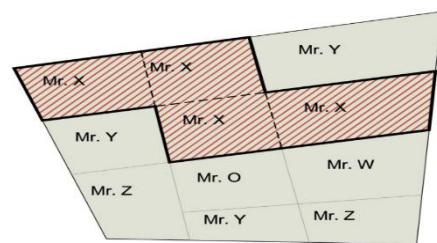
## 2.24 Cold Storage

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

## 2.25 Common Plot

Means a common open space exclusive of approaches and margin at ground level or at higher levels not exceeding 10.0 mts from the ground level of the Building-unit. The owner shall have to give an undertaking that the common plot shall be for the common use of all the resident or occupants of the Building-unit. On sanction of the development permission, the common plot shall deem to have vested in the society/ association of the residents/ occupants. 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.



## 2.26 Community Hall

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

## 2.27 Committee

Means a committee consisting of Directors of the Corporation as resolved for this purpose from time to time by the Corporation under clause (g) of Section 14 of the GIDC Act.

## 2.28 Competent Authority

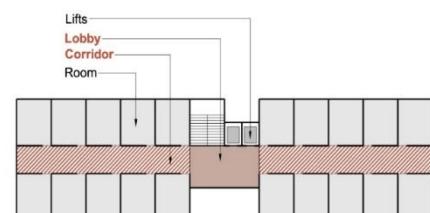
Means any person or persons or Authority or Authorities authorized by the Appropriate authority or the municipal commissioner or the municipality, as the case may be to perform such functions as may be specified. Different persons or Authorities may be authorized to perform different functions.

## 2.29 Contiguous Holding

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

## 2.30 Corridor

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



## 2.31 Courtyard

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

## 2.32 Developer

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

## 2.33 Dharamshala

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

2.34 Drain

Means a system or a line of pipes, with their fittings and accessories such as manhole, inspection chamber, traps gullies, floor traps use for drainage of building or yards appurtenant to the building within the same cartilage. A drain enclosed or open channel for conveying surface water or a system for the removal of any liquid.

2.35 Domestic Waste Water

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

2.36 Drive-in Cinema

Means a commercial establishment, especially an outdoor movie theatre consisting of a large outdoor movie screen, a projection booth, a concession stand and a large parking area for automobiles, permitting customers to remain in their motor vehicles while being accommodated and is regulated under the Gujarat Cinemas (Regulation) Act, 2004.

2.37 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 sq.mt with a minimum side of 2.4 Mts. and a W.C.

2.38 Enclosed Staircase

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

2.39 Escalator

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

2.40 Existing Development/ Building/ Use

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

2.41 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.

i. Horizontal Exit

Means an exit which is a protected opening through or around at fire wall or bridge connecting two or more buildings. (An arrangement which allows alternative egress from a

floor area at or near the same level in an adjoining building or an adjoining part of the same building with adequate fire separation.)

ii. Outside Exit

Means an exit from a building to a public way, to an open area leading to a public way or to an enclosed fire resistant passage leading to a public way.

iii. Vertical Exit

Means an exit used for ascending or descending between two or more levels, including stairways, smoke-proof towers, ramps, escalators and fire escapes.

2.42 External Wall

Means an outer wall of a building not being a party wall even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.

2.43 Farm House

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

2.44 Fire Protection and Life Safety

All definitions mentioned under these title are mutatis and mutandis with the Fire Prevention and Life Safety Measurement Act-2013, Rules-2014 and Regulations-2016 made their under and amended from time to time.

1. Automatic Sprinkler System means an arrangement of pipes and sprinklers, automatically operated by heat and discharging water on fire, simultaneously an audible alarm.
2. Combustible Material means that material which when burnt adds heat to a fire when tested for combustibility in accordance with the IS : 3808-1966 Method of Test for Combustibility of Building Material, National Building Code.
3. Down Comer means an arrangement of fire fighting with in a building by means of down comer pipe connected to terrace tank through terrace pump, gate valve and non-return valve and having mains not less than 100 mm internal diameter with landing valve on each floor handling. It is also fitted with inlet connections at ground level for charging with water by pumping service appliances and air release valve at roof level.
4. Dry Riser means an arrangement of fire fighting with in a building by means of down comer pipe connected to terrace tank through terrace pump, gate valve and non-return valve and having mains not less than 100 mm internal diameter with landing valve on each floor handling. It is also fitted with inlet connections at ground level for charging with water by pumping service appliances and air release valve at roof level.

5. Fire Alarm System (also Emergency Alarm System) Means an arrangement of call points or detectors, sounders and other equipment for the transmission and indication of alarm signals working automatically or manually in the event of fire.
6. Fire Lift Means a lift installed to enable fire services personnel to reach different floors with minimum delay, equipped with all necessary features.
7. Fire Proof Door (also Fire Resistant Door) means a door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.
8. Fire Pump (also Fire Booster Pump) means a machine, driven by external power for transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs/capacity but shall be capable of having a pressure of 3.2 kg/cm<sup>2</sup> at the topmost level of multi- story or high rise building.
9. Fire Resistance means the time during which a fire resistant material i.e. material having a certain degree of fire resistance, 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 TS: 3809-1966 Fire Resistance Test of Structure.
  - Resistance to collapse in case of fire (minimum 2 hours) Resistance to penetration of flame and hot gases
  - Resistance to temperature rise on the unexposed face up to a maximum of 180°C and / or average temperature of 150°C
10. Fire Resistance Rating means the time that a material or construction will withstand the standard fire exposure as determined by fire test done in accordance with the standard methods of fire tests of material/structures.
11. Fire Separation means the distance in meter measured from any other building on the site or from another site, or from the opposite side of a street or other public space to the building.
12. Fire Service Inlet means a connection provided at the base of a building for pumping up water through-in-built fire-fighting arrangements by fire service pumps in accordance with the recommendation of the Chief Fire Officer.
13. Fire Stairs means an enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor area and the staircase by fire resisting doors.
14. Fire Stop means a fire resistance material or construction having a fire resistance rating of not less than the separating elements and installed in concealed spaces or between structural elements of a building to prevent the spread of public propagation of fire and smoke through walls, horizontal or vertical piping through cable ducts, ceiling and the like gas as per laid down criteria and having fire resistance capacity of at least 2 hours.

15. Fire Tower Means an enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor area and the staircase by fire resistant doors and open to the outer air.
16. Pressurization means the establishment of a pressure difference across a barrier to project a stairway, lobby, escape route or room of a building from smoke penetration
17. Smoke-Stop Door means a door for preventing or checking the spread of smoke from one area to another.
18. Venting Fire means the process of including heat and smoke to level a building as quickly as possible by such paths that lateral spread of fire and heat is checked, fire fighting operations are facilitated and minimum fire damage is caused.
19. 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.

#### 2.45 Floor

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

#### 2.46 Floor Area

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

#### 2.47 Floor Space Index

Means the quotient of the ratio of the combined gross built-up area of all floors, to the total area of the Building-unit (total plot area including common plot).

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

1. Permissible FSI - Means the basic FSI permitted by the Competent Authority as a matter of right.
2. Base FSI - Means the base FSI permitted in a Base Zone by the Competent Authority as a matter of right.
3. Chargeable FSI - Means the FSI available by payment.

4. Maximum Permissible FSI - Means the maximum permissible FSI which includes permissible FSI and Chargeable FSI.
5. Utilised Chargeable FSI - Means the amount of FSI used that is paid for and purchased by the applicant.
6. Total Utilised FSI - Means the total Utilized FSI

Notwithstanding anything in these regulations relating to the for FSI, for buildings to be constructed under the GIDC Act, FSI shall mean the following:-

The ratio of the combined gross built up area or floor area of all stories including basement for parking, basement for other uses, the area of all walls as well as mezzanine floor of a building on plot, building unit or premises to the total area of plot, building unit or premises, excluding the area of internal roads and common plots, Provided that the following shall not be counted computation of Floor Space Index.

- i. Space under a building constructed on stilts and specifically used as parking space.
- ii. Any area used for parking open to sky.
- iii. Ramps leading to any area exclusively used for parking.
- iv. Chowks open to sky.
- v. Area covered by otta, steps limited to height of 1.5 mt. only and ramps, chowkdies/kundies, fountains, septic tank, manholes, water tank, swine -frame. swimming pool, underground tank, over -head tank, well, boring, tube well, reservoir and purification plant open to sky.
- vi. W. C., bath room, servant quarters, motor garage, storage sheds, or sheds, or sheds as permitted in the rear margin area of ground floor construction only. constructed in the rear marginal distance up to the length of 50% of the width of plot of ground floor construction with maximum height of 3.6 meters and maximum total built-up area of 25 sq. mt.
- vii. Architectural projection to the extent of 0.6 mt.
- viii. Elevated water tanks and space less than 2.0 metrs, below elevated water tank
- ix. Stair -cabin, ramp -cabin, lift cabin with machine room constructed on terrace to the extent minimum necessary.
- x. Open sheds of parking constructed in margins may not be considered as construction and hence shall be exempted from FSI & built-up calculations.

#### 2.48 Footing

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

#### 2.49 Foundation

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

## 2.50 Front

Means the main frontage of a Building-unit on the road-side. For Building-units abutting two or more roads, the side along the wider road shall be considered as the front. In case of roads of equal width the front shall be decided by the competent authority.

## 2.51 Gamtal

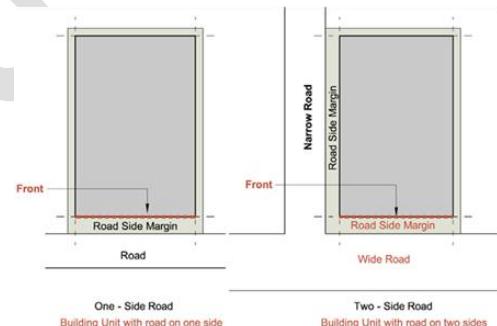
Means all land that has been included by the Government/ Collector within the site of village, town or city on or before the date of declaration of intention to make a Town Planning Scheme or publication of declaration of Draft Development Plan of Competent authority. Such land shall not include any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

## 2.52 Garage-Private

Garage-Private means a building or a portion thereof designed and used for the parking of vehicles. "garage" means a place within a building unit area having a roof and walls on three sides for parking any vehicle, but does not include an unenclosed or uncovered parking space such as open parking area

## 2.53 Garage-Public

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



## 2.54 Ground Coverage

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

## 2.55 Ground Level

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

## 2.56 Habitable Room

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

## 2.57 Hazardous Building or Industry

Means a building or place or part thereof used for-

- (i) storage, handling, manufacture or processing of radio-active substances or of highly combustible explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes.
- (ii) storage, handling, manufacture or processing of, which involves highly corrosive, toxic obnoxious alkalis, acids, or other liquids, gases or chemicals producing flame, fumes, and explosive mixtures or which result in division of matter into fine particles and capable of spontaneous ignition.

## 2.58 Hazardous Material

Means any of the following materials: Radioactive substances, Inflammable, combustible or explosive materials that may produce poisonous fumes or explosions on storage, handling, processing or manufacturing. Corrosive, toxic, obnoxious alkalis or acids, Chemicals which may produce irritant, corrosive or poisonous gases on explosion or spontaneous combustion.

## 2.59 Height of Building

1. Means the vertical distance measured from the average ground level/ high flood level/plot level and up to the top of the finished level of the top most floor slab or in case of flat roofs up to the midpoint of the height of the sloping roof.
2. The genuine stair cabin, water tank, and lift room, lift cabin with machine room above, floors used for parking at any floor and unless otherwise specified in these regulations shall not be considered in determining the total height of the building.
3. The height of the sloping roof shall be taken as an average height of the relevant floor. Provided that for building height more than 25 mts, regulation of structural, fire and airport shall be followed.
4. Notwithstanding anything specified in clause 2 above, the height of building shall be regulated as per the provision under the fire act or the provisions made by aviation department or any other competent authority controlling the height of the building.

## 2.60 Height of a Room

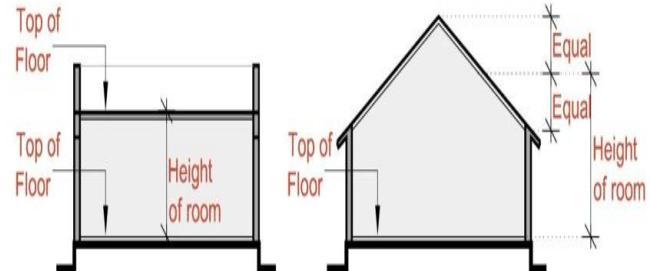
Height of a Room means the vertical distance measured from the finished floor surface to the finished floor surface of the upper floor. The height of a room with a pitched roof means the average height between the finished floor surface and the bottom of the eaves and the bottom of the ridge.

## 2.61 High-rise / Low-rise building (For buildings constructed in the jurisdiction of GIDC Act)

- (i) High-rise building means a building having height more than 15 mt above the plot level in case the building is proposed on stilts and more than 13 mt in case, the building is proposed on solid plinth provided that the height of the plinth should not be less than 0.45 mt. High rise building shall not be permitted under these conditions. In case of building for industrial purpose height of more than 13 meters may be permitted if required for industrial purpose and approved by Factory Inspector.
- (ii) Low rise building means a building having height not more than 15 mt. Above the plot level in case the building is proposed on stilts and not more than 13 mt. In case the building is proposed on solid plinth provided that the height of the plinth should not be less than 0.45 mt.
  - (a) Balcony projection may be permitted up to maximum 12 mt. width only within 3 meters or more wide margins.
  - (b) Balcony may be permitted on ground floor provided margins to be left area 3 meters or more.

#### 2.62 Industrial Corporation

Means the Gujarat Industrial Development Corporation established under Section 3 of the GIDC Act.



#### 2.63 Lift / Elevators

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

#### 2.64 Light Industries

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

#### 2.65 Lobby

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

#### 2.66 Local Area Plan

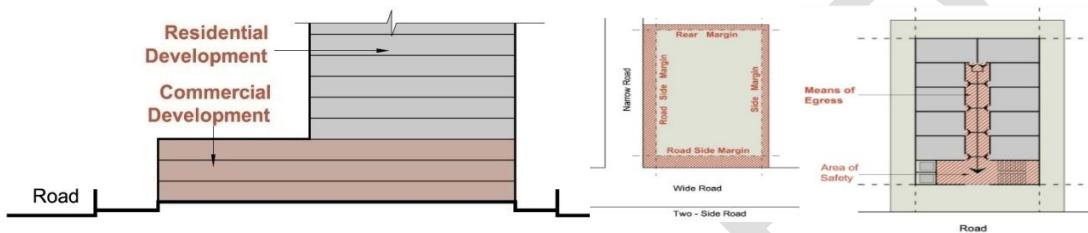
Means a plan prepared for a specific area or a zone by the competent authority. The Local Area Plan (LAP) may identify measures for plot utilization, fire protection, accessibility, street design, pedestrianisation, transportation network, infrastructure, parking management, green network including parks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

## 2.67 Loft

Loft shall mean an intermediate non-habitable slab between two floors with a maximum clear height of 1.2mts at a height of 2.1mts from floor level; which is constructed and used for storage purpose. The loft shall not cover more than 30% of the floor area of the room. In case the loft in bath, W.C. or toilet 100% of the floor areas bath, W.C. or toilet respectively shall be permitted.

## 2.68 Margin

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



1. Road Side Margin means the space provided from the road-side edge of the Building-unit.
2. Side Margin Means the space provided from the sides of the Building-unit.
3. Rear Margin Means the space provided from the rear edge of the Building-unit.

## 2.69 Means of Egress

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

## 2.70 Mezzanine Floor

Means an intermediate floor between two floors overhanging or overlooking a floor beneath with a minimum clear height of 2.1 mt at the mezzanine level and the floor below. Its area shall be counted in F.S.I.



## 2.71 Mixed-Use Building

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

## 2.72 Natural Hazard

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

## 2.73 Natural Hazard Prone Areas

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

Note: Moderate to very high damage risk zones of earthquakes areas shown in Seismic Zones III, IV and V specified in IS:1893; moderate to very high damage risk zones of cyclones are those areas along the sea coast of India prone to having wind velocities of 39 m/s or more as specified in IS:875(Part3;) and flood prone areas in river plains (unprotected and protected) are indicated in the Flood Atlas of India prepared by the Central Water Commission.

## 2.74 Neighbourhood /Civic Centre

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

## 2.75 Non-Combustible Material

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

## 2.76 Non-potable water

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

## 2.77 Occupancy or Use

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

## 2.78 Occupant Load

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

## 2.79 Occupiable Space

Means a room or enclosed space, other than a habitable space, where an individual may occupy that space for a limited time-frame for movement, storage or rest such as a

corridor, passage, pantry, laundry, basement, bath-room, water closet compartment, serving and storing, pantry, loft, store-room and pooja-room.

#### 2.80 Open Space

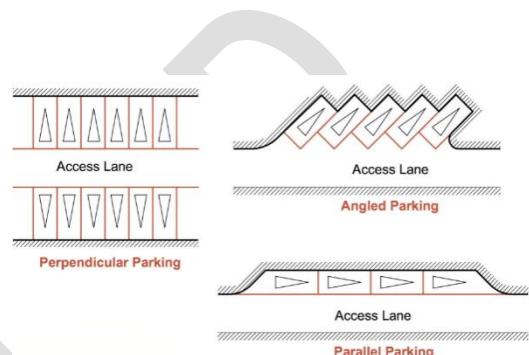
Means an area forming an integral part of the plot, left permanently open to sky.

#### 2.81 Overlay Zone

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

#### 2.82 Parapet

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



#### 2.83 Parking Space

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

##### **Covered Parking Space**

Means an enclosed, semi-covered area including driveway and access aisles required to park vehicles, as per regulations related to parking but does not include the garage-private or public.

##### **Open Parking Space**

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

#### 2.84 Persons on Record

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

#### 2.85 Plinth

Means the solid or hollow volume below the floor which is immediately above the ground level. Also Hollow Plinth means the space provided below the floor which is on stilts immediately above the Ground Level for the purpose of parking and other permissible uses.

#### 2.86 Pergola

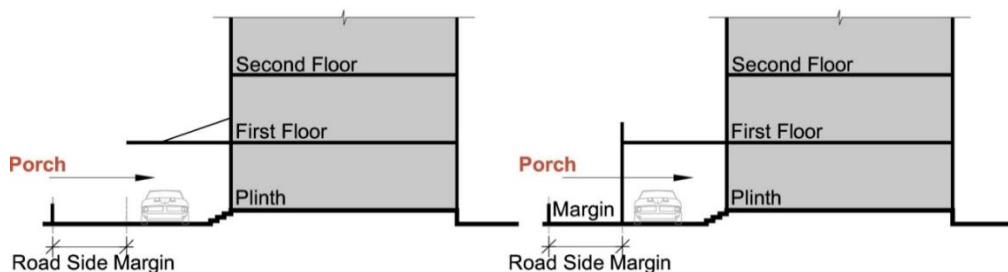
Means an architectural feature or element, which is used for aesthetic and elevation purpose of any material on the terrace of the building with clear spacing and shall be open on all sides including top side, within permissible height. In any case it shall not be integral part of any habitat space.

#### 2.87 Parking space / area

Means an area enclosed or unenclosed covered or open sufficient in size to park vehicles with drive way connecting parking space with street or alley and permitting ingress and egress of vehicles.

#### 2.88 Porch

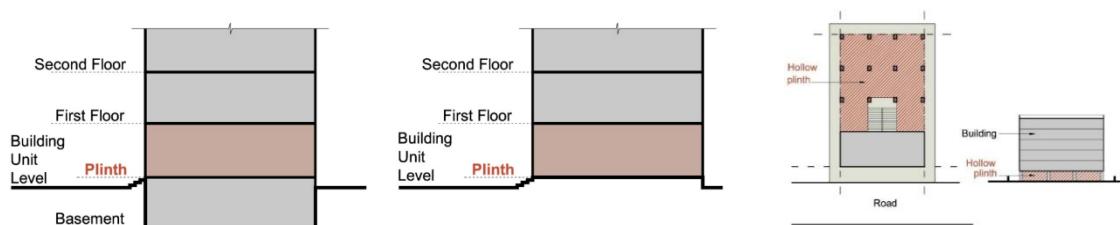
Means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building exclusive of marginal space.



#### 2.89 Premises

Means either:

- A property which is held under a separate card of title or for which a separate title card may be issued and in respect to which a building plans have been or may be issued; or
- A building which is in possession as an individual unit by a cross-lease, unit title or company lease and for which a certificate of title is available; or
- Land held in public ownership, for a particular purpose; or



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

2.90 Pre-school:

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

2.91 Prohibited Industrial waste

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

2.92 Public-Institutional Building

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

2.93 Public Purpose

The expression of “Public Purpose” includes:

- i. The provision of land for public purpose in a development plan, Town Planning Scheme as enumerated in the Act.
- ii. The provision of village sites, or the extension, planned development or improvement of existing village sites ;
- iii. The provision of land for town or rural planning ;
- iv. The provision of land for planned development of land from public funds in pursuance of any scheme or policy of Government and subsequent disposal thereof in whole or in part by lease, assignment or outright sale with the object of securing further development as planned;
- v. The provision of land for a corporation owned or controlled by the state;
- vi. The provision of land for residential purposes to the poor or landless or to persons residing in areas affected by natural calamities, or to persons displaced or affected by reason of the implementation if any scheme undertaken by Government, any local Authority or a corporation owned or controlled by the state;
- vii. The provision of land for carrying out any educational ,infrastructure housing, health or slum clearance scheme sponsored for the purpose of Union, any State, local authority or any other authority or body established by or under any law for the time being in force
- viii. The provision of land for any other scheme of development sponsored by Government or with the prior approval of appropriate Government, by a local Authority ;

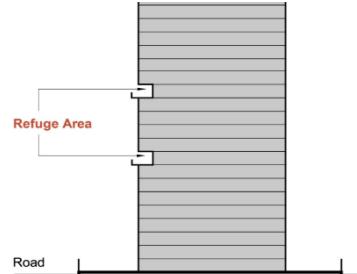
- ix. The provision of any premises or building for locating a public office, but, does not include acquisition of land for Companies.
- x. The provision of land for institution for physically challenged person.

#### 2.94 Rear

Means that portion of a building unit which is on the opposite side of the front.

#### 2.95 Refuge Area

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



#### 2.96 Road/Street

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

#### 2.97 Road/Street Level or Grade

Means the officially established elevation or grade of the centre line of the street upon which a plot fronts, and if there is no officially established grade, the existing grade of the street at its mid-point.

#### 2.98 Road/Street Line

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

#### 2.99 Road Width or Width of Road / Street

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

#### 2.100 Roof Exit

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

## 2.101 Row House

Means group of residential building, on adjacent plots with or without common walls, often of similar or identical design, situated side by side and joined by common walls and having only the front and rear open spaces.

## 2.102 Service Apartment

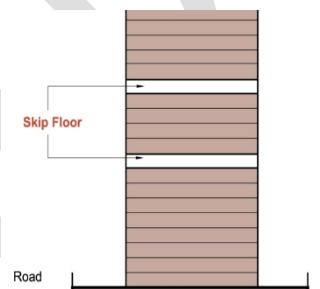
Means a type of furnished apartment including kitchen or cooking facility available for short- term or long-term stays, which provides amenities for daily use.

## 2.103 Service Road

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

## 2.104 Skip Floor

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

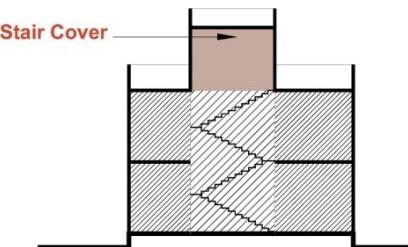


## 2.105 Slum Rehabilitation

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

## 2.106 Stair Cabin or Stair Cover

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



## 2.107 Staircase

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

## 2.108 Stairwell

Means a vertical shaft around which a stair case has been built.

## 2.109 Storey

Means the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.

## 2.110 Temporary Structure

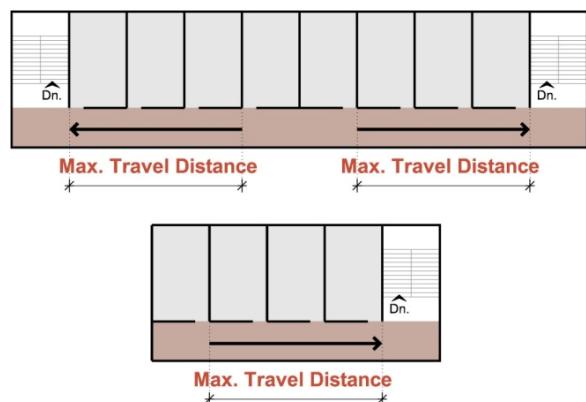
Means structures erected for temporary purpose or ceremonial occasions such as tents, hutments, shaminana, etc.

## 2.111 Township

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

## 2.112 Tradable Development Rights (TDR)

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



## 2.113 Travel Distance

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

## 2.114 Use

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

- (i) **Use - Agricultural:** Means use of land for horticulture, farming, raising of crops, fruits, vegetables, grass, fodder, trees or any other kind of cultivation, breeding and keeping of live-stock, including horses, donkeys, mules, pigs, fish, poultry and bees, and the use of land for any purpose which is ancillary to its cultivation or to any other agricultural purpose but does not include the use of land as a garden which is an appendage to a building and then expression "agriculture" shall be construed accordingly.
- (ii) **Use - Assembly:** Means a building or place or part thereof that is used for congregation of people for the cultural, ,amusement, recreational, social purpose, religious, patriotic, civil, travel and similar or such purposes and this includes building/s of auditorium, city hall, town hall, theatre hall, cinema theatre, exhibition hall, museums, party plot, community hall, banquet hall, dance hall, multiplex, shopping mall, stadium skating rinks, gymnasiums, restaurants, eating or boarding houses, places of worship, dance halls, clubs, gymkhana and road, railways, air, sea or other public transportation stations and recreation piers.

- (iii) **Use - Business:** Means any building or place or part thereof used for transaction or keeping of books and records such as offices, banks, professional establishments, court houses. Use for office includes work for the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation.
- (iv) **Use - Commercial:** Means any building or place or part thereof used for mercantile and business use.
- (v) **Use – Educational:** Means a building or place or part thereof that is exclusively used for a preschool, school, college, Polytechnic, recognised by the appropriate Board or University, or any other Competent Authority involving assembly for instruction, education or recreation, incidental to educational use. Such use includes other incidental uses such as a library or a research institution, quarters for essential staff to reside in the premises, and a building used as a hostel for an educational institution whether situated in its campus or not.
- (vi) **Use- Hospitality:** Means a commercial establishment in building or place or part there of providing lodging and usually meals, entertainment, and various personal services to public on a short-term basis.
- (vii) **Use – Industrial:** Means a building or space or part thereof wherein products or, material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies and factories.
- (viii) **Use- Institutional:** Means a building or place or part thereof used for healthcare facility such as medical centre, hospitals, nursing homes and care centres for elderly, destitute, orphans, abandoned women, children and infants.
- (ix) **Use- Mercantile:** Means a building or place or part thereof used for display and sale of wholesale or retail goods or merchandise, including ancillary uses such as office, storage and service facilities in the same premise. This use includes shops, stores, markets, shopping centre, shopping mall, wholesale market.
- (x) **Use - Public Utility:** Means a building or premise or part there of constructed by Government, Semi-Government organisations, public sector undertakings, registered Charitable Trusts for non-profitable public activities. This includes infrastructural and safety facilities such as electrical sub-station, fire station, bus-station, bus terminals, fuelling station, multi-level parking, water purification facility, pumping station, postal networks, and communication networks.
- (xi) **Use- Public Institutional:** Means institutional facilities in a building or premise or part thereof, constructed by Government, Semi-Government organisations, public sector undertakings, registered Charitable Trusts for non-profitable public activities This includes institutional buildings such as- Police Station, Medical facility, Public Library, Civic Centre, Ward and Zonal Offices for Appropriate Authority.

- (xii) **Use- Residential:** Means a building in which sleeping accommodation is provided for normal residential purposes, with or without cooking or dining facilities, and includes one or more family dwellings, hostels, dormitories, apartment houses, flats and private garages of such buildings.
- (xiii) **Use- Religious:** Means a building or place dedicated to accommodation and service of Religion or other such objects of religious nature. It may have different nomenclature in different religions like temple, mosque, church, gurudwara, synagogue, upashraya, santniwas and may have ancillary facilities like ashram, bathing ghat, madrasa and gaushala.
- (xiv) **Use- Storage:** Means a building or place or part thereof used primarily for storage or shelter of goods and merchandise. Such use includes warehouse, cold storage, freight depot, transit shed, store house, public garage, hangar, grain elevator, barn.

#### 2.115 Ventilation

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

#### 2.116 Waste

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

#### 2.117 Water Closet (W.C.)

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

#### 2.118 Water Course

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

#### 2.119 Water Body/ Talav/ Lake

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

#### 2.120 Warehouse

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

2.121 Wayside Shop

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

2.122 Wholesale

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

2.123 Window

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

UD & UHD

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

UD & UHD

### **3 DEVELOPMENT PERMISSION AND BUILDING USE PERMISSION**

#### **3.1 Development Permission Required**

Subject to provisions of relevant sections of the Gujarat Town Planning and Urban Development Act, 1976 (President Act No. 27 of 1976) or Local Acts or the Gujarat Industrial Development Act-1962 (GIDC Act-1962) or GDA Act-1957, as stated in the context, any person can carry out any development in any building or in or over any land only after making an application in writing to the Competent Authority.

#### **3.2 Development Permission Not Required**

No Development Permission shall be required for undertaking the following alterations and minor works in all buildings except those buildings, buildings in precincts, precincts and natural features listed by the Heritage Conservation Committee. However it shall be carried out only after ascertaining that:- (1) it is as per the regulations, (2) the safety in any respect while during the construction or otherwise is not compromised and (3) If the construction is falling under Road line, then required action, prescribed, is undertaken for an agreement or deposits.

1. Repairing doors and windows in the same location including change in size
2. Making new openings for doors and windows
3. Closing of door or window opening on the external wall
4. Rebuilding an existing wall, repairing the wall including plastering the wall
5. Changing roof tiles, roof type, increasing the height of the wall to change the slope of the roof and repairing the roof without increasing the existing room height.
6. Constructing a new staircase in places of the existing one, including changing its location
7. Changing or repairing flooring at any floor or height. This only includes wood, stone and metal flooring and does not include RCC flooring
8. Reducing or increasing the height of the plinth and constructing new steps within the Building-unit
9. Constructing new lofts allowed as per regulations including repairing them
10. Constructing a new toilet block within the Building
11. Internal partitions within the Building
12. Constructing a parapet, railing, compound wall or wire fencing
13. Construction of a water tank or wash area in open area of the Building-unit or terrace for residential use only. (This does not include building a Swimming pool or tanks for commercial use)
14. Construction of Water Closets as required by the Health Department
15. Constructing and repairing weather protection
16. Installing metal grill in verandah or courtyard

### 3.3 Grant of a Development Permission

#### 3.3.1 Grant of a Development Permission:

3.3.1.1 *Competent Authority does not constitute acceptance of correctness, confirmation, approval or endorsement of:*

- a. Title, ownership, and easement rights of the Building-unit for which the building is proposed;
- b. Variation in area from recorded areas of a Building-unit;
- c. Location and boundary of Building-unit;
- d. Workmanship, soundness of material and structural safety of the proposed building;
- e. Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c) (d) and (e) above.

#### 3.3.2 "Liability"

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

### 3.4 Lapse or Cancellation of Development Permission

1. A Development Permission shall mean to have lapsed if construction of the building is not commenced within the period stipulated in the order.
2. For the cancellation of a Development Permission, the competent authority shall issue a written notice in writing and from the date of issue of notice, the permission stands invalid and right to construction stands withdrawn.

### 3.5 Development Requirements

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

1. Permissible Ground Coverage
2. Permissible Floor Space Index
3. Permissible Height and the various floors
4. Permissible Open Spaces enforced under these Regulations - Common Plot, Marginal Open Spaces, Setbacks and other open spaces.
5. Permissible Uses of Land and Buildings
6. Arrangements of stairs, lifts, corridors and parking
7. Minimum requirement of sanitary facility

8. Minimum Common Facility
9. Required light and ventilation
10. Minimum requirement of Fire Prevention and Safety, and Clearance from Chief Fire Officer as applicable.
11. All buildings shall be barrier free accessible to all people.

### 3.6 Procedures for Obtaining Development Permission

#### 3.6.1 Application content, format and attachments

1. Application for Development Permission shall be made by the Owner of the Building units/land on which the building is proposed in the format prescribed in Form No. 5 for Buildings or for Sub-division or for Amalgamation and Form No. 5A for Brick Kiln, Mining and Quarrying. The application shall be accompanied with, drawings, specifications and documents as prescribed in Schedule 2A for Building or for Sub-division or/ and Amalgamation and Schedule 2B for Brick Kiln, Mining and Quarrying. The format for submission of drawings, specifications and documents is specified in Schedule 2C. The receipt of the different payment leviable under the Act and the regulations shall also be attached with the application.
2. Any person intending to development single residential building of area up to 125 sq.mt, may be permitted to commence construction without seeking permission in the manner specified in 1 above. In such matters the owner shall see that:-
  - i. The person on record, appointed by the owner, shall ensures that the development commenced is in compliance with these regulations;
  - ii. The plans and documents, in duplicate, for the construction are, within 30 days from the date of commencement, submitted to the competent authority. Such plans and documents shall be those which are prescribed to be submitted along with the application in Form 5. (Form No. C)
  - iii. The competent authority shall handover the second copy of plan to the applicant duly acknowledged, which shall be kept for inspection on site.
  - iv. The licensed Engineer/Architect along with the applicant shall submit an affidavit prescribed in Form - 17.
3. The Applicant, as per time to time directions by the competent authority or state government shall have to apply online.
4. The competent authority may as per time to time direction of the state government or otherwise adopt, for the scrutiny of development permission application, the automated scrutiny system.

#### 3.6.2 Scrutiny Fees

Scrutiny Fees and other charges for obtaining a Development Permission shall be determined by the Competent Authority and are listed in Schedule 1.

### 3.6.3 Scrutiny of Application, Grant or Refusal of a Development Permission

1. Within thirty days from the date of payment of the Scrutiny fees and receipt of an application for Development Permission, either by electronic mode with digital authentic signature of all concern person on record or in physical mode the Competent Authority shall, as deemed fit, make an inquiry and scrutiny of the application for compliance with respect to these regulations. The Competent Authority may utilise the automated building plan approval system for scrutiny of application. The competent authority after carrying out required scrutiny, shall:- communicate to the applicant:
  - i. communicate to the applicant in writing by a letter to furnish documents or clarify or ask for compliance in matters arising out of the scrutiny or
  - ii. if satisfied about the compliance, may be issue orders, in the format of Form No.7, granting the permission, with or without conditions or subject to any general or special orders, made by the State Government in this behalf. or
  - iii. refuse to grant permission with reasons.

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

2. For any decision under sub clause 1 above, in cases where the building design requirements are as per regulations but the co-owner of the property or Chairman/Secretary of the Cooperative Society are not giving consent at the time of development permission, the Competent Authority may issue permission after giving opportunity of hearing to the co-owner of the property or Chairman/Secretary of the Cooperative Society considering the merits and demerits of individual case. But in no case Competent authority shall decide the ownership right without the consent of the co-owner of the property or chairman/secretary of the co-operative society.
3. Grant of a Building Use Permission by the Competent Authority shall mean an acceptance that the construction of the building has conformed to the sanctioned design requirements as per Regulation 3.5 and that the Owner may use the building in conformity with the Sanctioned Use of the building. Grant of a Building Use Permission does not constitute acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the Competent Authority liable in any way in regard to:
  - i. Title, ownership, and easement rights of the plot on which building is proposed
  - ii. Workmanship, soundness of material and structural safety of the building
  - iii. Variation in area from recorded areas of a Building-unit
  - iv. Location and boundary of building-unit

- v. Safety of the users of the building
- vi. NOC from Appropriate Authority
- vii. Structural reports and structural drawings

#### 3.6.4 Penalties

**Commencement of work:** Any development undertaken shall have to be in conformity of these regulations. Nevertheless, Financial Penalty, for different conditions of commencement, shall be levied as prescribed for unauthorised development.

### 3.7 Procedures for Revising and Revalidating a Development Permission

#### 3.7.1 Revising a Development Permission

1. The developer or the owner shall seek revised development permission for any changes or revisions, in respect of the matters below and with respect to the permission, have occurred during the course of development.
  - i. Increase in utilised FSI
  - ii. Reduction in Parking area
  - iii. Change in Orientation of the Building
  - iv. Change in size or location of the Common Plot
  - v. Change in use of Building or part thereof
2. Application for Revising a Development Permission shall be made by the Owner or Developer of the Building-unit, in the format prescribed in Form No.8. All provisions of clause 3.6 with regard to fees, application content, scrutiny and penalty shall apply mutatis mutandis.

#### 3.7.2 Revalidating a Development Permission

1. A Development Permission may be revalidated for a period of one year. The revalidated period shall in no case exceed three years in the aggregate that is for a total period of four years. The period of validity shall begin from the date of development permission. Application for Revalidating a Development Permission shall be made by the Owner or Developer of the building, before the expiry of the Development Permission or after the expiry with payment of penalty charges. Development permission may not be validated and new permission may be sought in following matters:-
  - i. period of lapse is more than one and half year or
  - ii. any change to the building unit or building blocks which affects the approved layout or
  - iii. modification development plan proposal or making/ finalising of any town planning scheme / local area plan.
2. Fees & Penalty shall be as shown in the table 3.1

Table 3.1: Fees for Revalidation

No.	Description	Fees	
		Before expiry	After expiry
1	Single dwelling unit (DW1)	Rs. 300	Rs. 1000
2	Mining, Quarrying and Brick Kiln Operations	Rs.1000	Rs. 5000
3	Others	15% of the scrutiny fees paid	25% of the scrutiny fees paid
4	Revalidating Development Permission for Public Charitable Trust.	Rs.1000	Rs. 5000

3. The application for revalidation, accompanied with receipt of payment of fees, shall be in Form 9. Drawings, specifications and documents attached with the application shall be as specified in Schedule 2C. A revalidation of development permission may be granted by the competent authority in the format prescribed in Form No. 7. All provisions of clause 3.6 with regard to scrutiny, grant or refusal of a revalidation of development permission shall apply mutatis mutandis.

### 3.8 Procedures for Revocation of Building Use Permission,

1. It is mandatory to obtain a building use permission from the competent authority prior to occupancy or use being made of any building. Use of any building or part of a building, without a building use permission or in a manner that does not conform with its permission granted or after issue of building use permission has been revoked, shall be deemed to be unauthorized use of building. Also the Competent Authority may declare the use of any building to be an unauthorized use if it deems the building to be unsafe for habitation or if its use poses a danger to public health or safety.
2. Revocation of a Building Use Permission shall mean that the building use permission is no longer valid and that the Competent Authority has withdrawn the permission granted to make use of the building. The competent authority shall issue in writing a notice for revocation of a building use permission.

### 3.9 Procedure for Obtaining Building Use Permission

#### 3.9.1 Building Use Permission - Application, Inspection & Grant / Refusal.

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

Building Use Permission may be made to the Competent Authority in the format stipulated in Form No. 13.

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

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

The final inspection of the work and communication of the decision about the grant of the Building Use Permission shall be made by the concerned Competent Authority within 21 days from the date of receipt of Notice of Completion of Construction and Compliance Certification. If the Competent Authority is satisfied that the construction of the building complies with the sanctioned design and specifications and other requirements as per Schedule 11, it shall grant a Building Use Permission in the format stipulated in Form No. 14. Reasons for grant/refusal of Building Use Permission shall be communicated to the applicant.

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

### 3.9.2 Authorizing Private Inspector For Inspection

For the purpose of inspecting the construction at different stages, the competent authority may hire the services of the architects/engineers who are registered.

The competent authority while hiring an architects/engineers, shall see that for different risk levels, the engineer or the architect hired is experienced. Following table shows the experience required for different Risk levels. The competent authority shall for each site visit and the report decide the fees. For this the competent authority shall, for the subsequent financial year, latest by 15 March every year publish the fees and invite the applications of architects and engineers who would be willing to work as inspection architect / engineer. On receipt of the applications, the competent authority shall make a panel of approved engineer / architect.

The competent authority shall make an contract agreement with all the engineers / architect included in the panel. The agreement shall include the scope of work, the reporting systems and the protocols (including penalty clauses, mode of payments and reporting systems –both online and in hard copies) for smooth functioning of inspections.

Table 3.2:Supervisor Requirement

<b>Sr. No.</b>	<b>Consequences of Class</b>	<b>Design Supervision</b>	<b>Supervisor</b>	<b>Minimum required Experience</b>
(1)	(2)	(3)	(4)	(5)
1.	CC1	SL1 Relating to CC1	Supervision by the owner and POR	As per regulation no. AOR, EOR and SEOR registration.
2.	CC2	SL2 Relating to CC2	Normal supervision by POR and the Competent Authority	One year after registration as AOR, EOR, SEOR for respective task.
3.	CC3	SL3 Relating to CC3	Normal supervision by POR and the Competent Authority	Two years after registration as AOR for respective task.
4.	CC4	SL4 Relating to CC4	Extended supervision	Three year after registration as AOR for respective task.
5.	CC5	SL5 Relating to CC5	Extended supervision	Four year after registration as AOR for respective task.

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

1. No building or premises shall be changed or converted to a use other than the sanctioned use without prior permission of the Authority in writing. Change of use not in conformity with these regulations shall not be permissible.
2. Application for obtaining Permission to Change Sanctioned Use of Building shall be made by the Owner, for which a change in use is proposed and the Persons on Record, in the format prescribed in Form No. 13. Drawings, specifications and documents to be submitted along with the application shall be as is specified in Schedule 2C.

### 3.9.4 Fees obtaining building use permission or change of use.

Fees and other charges for obtaining Permission to Change Sanctioned Use of Building are per table 3.3.

Table 3.3: Fees for permission to use and change of use.

No.	Description	Fees equal to

1	In conformity with these regulations and no change from the permission granted.	5% of the Development Permission Scrutiny Fees that is leviable on the Building-unit, as the case may be.
2	In conformity with these regulations but with internal modification without any change in the location and/or overall dimension of the Building	Two times of the Development Permission Scrutiny Fees that is leviable on the Building-unit, as the case may be.

### 3.9.5 Penalties

For Making Unauthorised Use of a Building, penalty equal to, four times the Development Permission Scrutiny Fees that is leviable for the built-up area of the Building entities used unauthorised.

Provided that the scrutiny fee calculated in reference to above shall be to the extent of excess area or for the area which may be considered to be unauthorised.

### 3.10 Unauthorized Building

Any development, requiring a Development Permission, carried out without valid Development Permission or after cancellation or suspension, shall be deemed to be an Unauthorized Building.

#### 3.10.1 Dealing with Unauthorized or Unsafe Buildings

If the Competent Authority deems any development to be unauthorised or unsafe, it may, by a written notice, require the person carrying out the development to stop the same forthwith. This written notice may be affixed to any part of the premise and shall be deemed a sufficient intimation to the occupier of such building or part of building. If the person carrying out such work or doing such thing is not the owner at the time of giving such notice, such person shall be liable for carrying out the requisitions of the Competent Authority.

In case of unauthorised or unsafe development, the Competent Authority shall:

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

If within the period specified in such written notice, the requisitions contained therein are not carried out by the said person or owner, as the case may be, the Competent Authority may remove or undo such thing and the expenses thereof shall be paid by such person or owner as the case may be. The cost(s) of undertaking these measures shall be paid by the said person. If need arises, the competent authority may exercise measures including police intervention. If such building is not stopped forthwith, the Competent Authority may direct the person undertaking such construction to be removed from the premises, may seal the Building-unit, and may cause such necessary

measures including police intervention to ensure that the person does not re-enter the Building-unit without written permission of the Competent Authority. Permission to re-enter the building premise shall only be granted for the purpose of carrying out any work of reinstatement.

In cases where development has already started/commenced on site without obtaining Development Permission, but where this development is in accordance with these Regulations, the Competent Authority may grant Development Permission on the merits. For such development, considering it to unauthorised penalty, as specified in table 3.4, shall be charged in addition to other fees/ charges/ deposits etc.

Table 3.4: Penalties for Undertaking Unauthorized Development

<b>Condition</b>	<b>No of times leviable on the Building-unit</b>
a. Development commenced without taking any permission.	15
b. Application made, permission not granted and Development commenced which is not as per the submitted plan.	10
c. Application made, permission not granted and Development commenced which is as per the submitted plan.	5
d. Open Uses of Land including Layout and Sub-division without taking any permission.	2

NOTE:- Persons on the record are liable to pay penalty as per RERA Regulations Minimum additional amount shall be Rs.1000.00 for residential and Rs.5000.00 for others.

### 3.11 Common Protocol

For Facilitation to investor under Investment Facilitation Portal (IFP) following procedure must be adopted by competent authority where ever procedure is narrated in this document.

1. Competent Authority must make all procedure, protocols and checklist available online.
2. Application received online by competent authority and Investor Facilitation Portal
3. Compliance at any time shall be available online on competent authority website and Investor Facilitation Portal
4. Competent Authority must display the grant of permission or rejection or suspension online in public domain on Competent authority website and Investor Facilitation Portal at time new permission, renewal and revalidation of application.
5. Inspected report of each time must be online on respective website and Investor Facilitation Portal by competent authority within 24 hrs. of the inspection.
6. Competent authority allocates the inspector randomly and it must be on computerize.

7. Integrate the payment gateway online.
8. For any development permission, if site inspection is required for different purposes, all the officers or the inspectors required, to carry out inspections shall visit jointly on a prescribed date. The competent authority shall ensure that such date of joint inspection is communicated to applicant at least three days in advance and also ensure that the inspectors carry out the inspection on specified date.
9. Competent Authority shall design and develop an online development permission system with integrated application for all internal and external agencies require to provide applicable NOCs/Approvals.
10. Competent Authority shall develop the on line development permission system having e-intimation system for plinth level as well as further stage completion.
11. Competent Authority shall make provision for digitally signed certification.
12. Competent authority shall carried out a single ,joint site inspection by all such concern authorities such as Fire, Sewerage,, Electricity, Labour Water Department and internal department responsible for granting construction permit by authorizing the registered architect/engineers, who registered with the authorities for the purpose of inspecting the construction at different stage and competent authority will decide the wages for the concern inspector depending upon the quantum of work/inspection.
13. To authorize the registered architect/engineer, who are registered with the competent authorities, competent authorities shall prepare a form and inspection report and The authorized engineers/architects shall furnish the information as required in the inspection report in the prescribed timings
14. Authorized inspector as above have responsibility to inspect the site as per the prevailing and the regulation made hereunder within prescribed time and prescribed form.
15. If, any inspector authorize by the competent authorities fail to perform his/her duties of inspection as per provisions of the act will be punish as per the provisions of the act.

### 3.12 Relaxation, Interpretation & Conflict Resolution Mechanism

#### 3.12.1 Relaxation

1. “Grant of Relaxation” means grant of permission to deviate from a these regulations.
2. The Competent Authority may for reasons to be recorded in writing grant relaxation in public interest. Provided that no relaxation or waive of any of the development regulations concerning maximum built-up-area on any floor, common plot, common open plot, marginal open space, F.S.I., parking and provisions of buildings taller than 16.50 mts. However in case of development

for religious building, e.g. temple, church, mosque, parsi agyari etc. FSI may be relaxed by 0.06 only.

3. Subject to the provisions of clause 2 above, in case of 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 grant relaxation, for reasons to be recorded in writing, for marginal open space also ensuring that it may not cause any adverse effects on the fire and structural safety requirements for the buildings.
4. In the case of existing Building-units for which the layout and sub-division may have been approved by a Competent Authority; or Building-units affected by road widening; and by the Development Plan proposals made in the Development Plan, if the Competent Authority is of the opinion that such Building-units have become incapable of reasonable development unless all or any of the requirements of Planning Regulations are suitably relaxed or waived the Competent Authority may, for reasons to be recorded in writing, relax the requirement of the above mentioned regulations.

### 3.12.2 Competent Authority to Clarify and Interpret Provisions of the Regulations

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

1. Decide on matters where it is alleged that there is an error in any order, requirement, decision or determination made by any Competent Authority under delegation of powers in Regulations or interpretation in the application of these Regulations.
2. Interpretation of road alignment as per site situation.
3. Authorize the erection of a building or the use of premises for a public service undertaking for public utility purposes only, where he/she finds such an authorization to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any land use classification.

### 3.12.3 Conflict Resolution Mechanism

1. If any applicant has any grievance for decision taken by competent authority with respect to development permission/building use permission as per the provisions of General Development Control Regulation for D1 to D7(A) and D7(B) category, applicant can make an application before Appeal Committee as constituted below, after making a appeal fee equal to the amount paid as scrutiny fee, subject to maximum amount as Rs. 50,000/- to Development Authority.

Table 3.5:Appeal Committee for Conflict Resolution

<b>Member</b>	<b>No of times leviable on the Building-unit</b>
a. Municipal Commissioner of municipal Corporation / Chairman of UDA / ADA/ President of Municipality	Chairman
b. Town Planner / Senior Town Planner / Chief Executive Authority / Chief Officer	Member Secretary
c. District Town Planner of State Government or his Representative as per Ex-officio	Member

2. This Committee shall only function for any dispute arising for interpretation of the Development Control Regulation.
3. Under the provisions of The Gujarat Town Planning and Urban Development Act-1976 and General Development Control Regulation, Appropriate Urban Development Authority and Area Development Authority give/issue development permission and building use permission. In case of any grievance for development permission/building use permission as per provisions of these regulation and the person has approach the appeal-committee and again applicant is dissatisfied with the decision of appel-committee for D1 to D7(A) and D7(B) category, applicant can make representation before secretary, Urban Development and Urban Housing Department of Government.
4. Under the Provisions of The Gujarat Municipalities Act-1963, Appropriate Municipalities authorize person under the relevant provision of the local act give/issue development permission/building use permission. If any applicant has any grievance for development permission/building use permission as per provisions of these regulation for D8 category, applicant can make representation before Deputy Secretary of Nagarpalika, Urban Development and Urban Housing Department; The said deputy secretary can give their opinion to the appropriate authority to redress the grievance as per provisions of General Development Control Regulation.
5. Under the provisions of the GIDC Act-1962,authorized person of GIDC give/issue development permission /building use permission. If any applicant has any grievance for development permission/building use permission as per provision of these regulation for D9 category, applicant can make representation before managing director of GIDC, Industrial Development Corporation of Gujarat. The managing director can give their opinion to the appropriate authority to redress the grievance as per provisions of General Development Control Regulation.

### 3.13 Development Undertaken on Behalf of Government and Appropriate Authority

Where an appropriate authority intends to carry out development of land for its own purpose in the exercise of its powers under any law for the time being in force, such

development shall be in conformity with the development plan and of the regulations relating to construction of buildings.

The Office-in-Charge of a Government Department shall, under the relevant provisions of the relevant act, shall inform in writing to the Competent Authority of the intention to carry out development for its purpose along with such development or construction along with other required documents and drawings as stipulated in Schedule 5

### 3.14 Penalties

Any person contravening any of the Regulations or Provisions of the Development Plan shall on such contravention be liable to a punishment as provided in the Gujarat Town Planning & Urban Development Act-1976 and Rules framed there under as in force from time to time. and as per provisions of the Local Acts or the Gujarat Industrial Development Act-1962 (GIDC Act-1962) or GDA Act-1957 as the case may be by the competent authorities.

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

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

#### 4.1.1 Registering with the Competent Authority

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

Any person on record, registered in municipal corporations and its development authority, even if not registered with any other competent authority will be authorized to practice in the jurisdiction of those competent authority.

#### 4.1.2 Minimum Qualifications and Competence Requirements

Minimum qualifications and competence requirements for being considered for registration as Persons on Record are specified in Schedule 3A.

#### 4.1.3 Registration Fee

Registration Fee for registering as Persons on Record with the Competent Authority shall be determined by the Competent Authority and are specified in Table 4.1.

Table 4.1:Registration Fees for Registration with the Competent Authority as Persons on Record

Sr. No.	Person on Record	Registration Fee (For the period of five years) for different categories		
		D1 to D6	D7 Class A&B and D9	D7 Class C&D, D8, & D10
1	Architect on Record	Rs.5000	Rs.4500	Rs.2000
2	Engineer on Record	Rs.5000	Rs. 4500	Rs.2000
3	Structural Engineer on Record	SEOR-1	Rs.5000	Rs. 4500
		SEOR-2	Rs.4000	Rs.1500
		SEOR-3	Rs.3000	Rs.1000
4	Clerk of Works on Record	COWOR-1	Rs.2500	Rs.1000
		COWOR-2	Rs.2000	Rs.750
		COWOR-3	Rs.1500	Rs.500
5	Supervisor of Works on Record	SOR-1	Rs.1500	Rs.500
		SOR-2	Rs.1000	Rs.500
		SOR-3	Rs.500	Rs.200
		SOR-4	Rs.250	Rs.100
6	Fire Protection Consultant on Record	Rs. 50,000	Rs. 40,000	Rs. 30,000

		for 5Years	for 5Years	for 5Years
7	Developer	Rs.25,000	Rs.22,000	Rs.18,000

#### 4.2 Revocation of Registration

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

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

Responsibilities of Persons on Record shall be as follows and all POR has to jointly certify technical Audit Report as per Schedule No.17 for all residential building which are 18.00m. or above height and for all type of non- residential building.

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

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

##### 4.3.2 Responsibilities of Owner or Developer

The Owner or Developer shall:

1. be responsible for ensuring that the building complies with Development Regulations
2. appoint an Architect on Record / Engineer on Record to ensure compliance with all procedural requirements specified in Section B: Procedure Regulations, and to certify that the architectural design and specifications of the proposed building comply with the competent authority Development Plan and General Development Control Regulation.
3. appoint a Structural Engineer on Record to certify that the structural design and specifications of the proposed building comply with these and competent authority Development Plan and General Development Control Regulation.
4. appoint a Clerk of Works on Record irrespective of type of building/construction in all Building-units having proposed built-up areas more than 1000 sq.mt. for over all constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than ten such site at a time.
5. appoint a Supervisor on Record irrespective of type of building/construction in all Building-units having proposed built-up areas more than 250 sq.mt. or irrespective of Built Up area in case of Apartment Type, Commercial and all mix and non – Residential Building for over all constant supervision of construction

work on site and such person appointed shall not be allowed to supervise more than two such site at a time.

6. certify along with the Clerk of Works on Record that the construction of the building has been undertaken as per detailed design and specifications stipulated by the Architect on Record or Engineer on Record and the Structural Engineer on Record.
7. certify along with the supervisor on Record that the construction of the building has been undertaken as per detailed design and specifications stipulated by the Architect on Record or Engineer on Record and the Structural Engineer on Record and instruction given by clerk of works from time to time.
8. obtain a Development Permission from the Competent Authority prior to commencement of building.
9. submit construction progress reports and certificates as required to the Competent Authority.
10. Obtain a Building Use Permission prior to making use or occupying the building
11. not cause or allow any deviations from the sanctioned drawings in the course of the execution of the project against the instruction of Architect /Engineer / Structural Designer /Clerk of Works and shall bear all responsibility for any irregularity committed in the use and function of the building or its parts for which the approval has been obtained.
12. ensure that no construction is undertaken during the period that the Development Permission has lapsed or has been revoked
13. provide adequate safety measures for structural stability and protection against fire hazards likely from installation of services like electrical installation, plumbing, drainage, sanitation, water supply or any other requirements under the regulations.
14. ensure that only names of persons on record are displayed on site and no additional names are mentioned.
15. be required to produce the construction documents and its intended use as per sanctioned plan to any prospective buyer.
16. Approval of drawings and acceptance of any statement, documents, structural report, structural drawings, progress certificate, or building completion certificate shall not charge owner, engineer, architect, clerk of work and structural designer, supervisor, Developer from their responsibilities, imposed under the act, the Development Regulations and the law of tort and local Acts.
17. The land owner shall be held responsible if any unauthorized construction, Addition and Alteration is done without prior permission of Competent Authority.

18. Take adequate measures to ensure that in the course of his work, no damage is caused to the work under construction and the adjoining properties, no undue inconvenience is caused to the people in neighbourhood and no nuisance is caused to traffic &neighbouring people by way of noise, dust, smell, vibration etc.

#### 4.3.3 Responsibilities of all POR

1. They shall develop all buildings, which are compatible and accessible to all people and all building shall design in such a manner that it must fulfil the requirement of divyang/disabled people.
2. They shall inform the Competent Authority of their employment/assignment / resignation for anyworkwithin7 days of the date of such employment/ assignment/ resignation.
3. They shall prepare and submit all plans, new or revised as applicable, documents and other details as required, in a neat, clean and legible manner and on a durable paper properly arranged and folded in accordance with the prevailing Regulations along with the soft copy showing this data.
4. They shall submit plans, documents and details without any scratches or corrections. Only small corrections will be permitted with proper initials. They shall correctly represent all the site conditions including mature trees.
5. They shall personally comply with all requisitions/ queries received from the Competent Authority in connection with the work under their charge, promptly expeditiously and fully atone-time. Where they do not agree with requisitions/queries, they shall state objections in writing, otherwise for non-compliance of any requisition/query within stipulated time, the plans and applications shall be filed forthwith, and shall not be re-opened.
6. They shall immediately intimate to the owners the corrections and other changes they make on the plans, documents and details as per requisitions/queries from the Competent Authority.
7. They shall clearly indicate on every plan, document & submission, the details of their designation such as registered AOR, EOR, SEOR, COWOR ,SOR and FPCOR with registration number, date, full name and their address below the signature for identification.
8. They or their authorised agent or employee, shall not accept the employment for preparation and submission of plans-documents and supervision of any work if the same is intended or proposed to be or being executed or already executed in contravention of any Regulations or rules under the Act.
9. Approval of drawings and acceptance of any statement, documents, structural report, structural drawings, progress certificate, or building completion certificate shall not charge owner, engineer, architect, clerk of work, supervisor

and structural designer, Developer, Owner, from the irresponsibilities, imposed under the act, the Development Regulations and the law of tort and local Acts.

10. They shall study and be conversant with the provision of the Act, Local Acts, the Gujarat Industrial Development Act-1962 (GIDC Act-1962), GDA Act-1957 and the rules made there under, The Gujarat Town Planning and Urban Development Act-1976 the rules and regulations made there under, policy orders and standing orders approved by the Competent Authority and the other instructions circulated by the competent Authority and the provisions in force from time to time along with the instructions printed/mentioned on prescribed application form & permission letter.

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

Responsibilities of Persons on Record shall be as follows and all POR has to jointly certify technical Audit Report as per Schedule No.17 for all residential building which are 18.00m. or above height and for all type of non-residential building.

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

The Architect on Record shall:

1. Be the Person on Record responsible for ensuring compliance with all procedural requirements specified in Section B – Procedure Regulations, of these Regulations.
2. Scrutinize and verify the architectural design and specifications of the proposed building.
3. Certify that the architectural design and specification of the proposed building comply with these Regulations using the format prescribed in Form No.2A
4. Immediately inform the Competent Authority in writing, if in his/her opinion, the construction of the building is not being undertaken in accordance with the sanctioned design requirement in a format as per Form No.3
5. Inform the Competent Authority in writing, within 7 working days, if for any reason he/she is relieved of his/her responsibilities or he/she relieves himself of responsibility as the Architect on Record for the building using the format prescribed in Form No. 4. In case of termination of services as Architect on Record, inform the Competent Authorities about the stage of work at which services are terminated. The registered architect appointed as of the preceding architect shall inform within 7 days about his/her appointment on the job, and inform the Competent Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he/she is taking over the charge. After Competent Authority has inspected the site for his/her report, the newly appointed architect shall allow the work to proceed under his/her direction.

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

#### 4.4.2 Engineer on Record (abbreviated as EOR)

The Engineer on Record shall:

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

7. Inform the Competent Authority immediately on termination of the services of the Structural Engineer on Record or Clerk of Works on Record and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted in the Competent Authority within 7 days of his appointment.
8. Instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
9. Instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development.

#### 4.4.3 Structural Engineer on Record (abbreviated as SEOR)

The Structural Engineer on Record shall:

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

#### 4.4.4 Clerk of Works on Record (abbreviated as COWOR)

The Clerk of Works on Record shall:

1. Undertake all necessary measures, including but not limited to, adequate inspection during construction to ensure that the construction of the building is undertaken as per detailed design and specifications stipulated by the AOR and by the SEOR
2. immediately inform the Competent Authority in writing, if in his opinion, the construction of the building is not being undertaken in accordance with the sanctioned design and specifications, in the format stipulated in Form No. 3.
3. bring to the notice of the SEOR and AOR/EOR any situation or circumstances which in his opinion are liable to endanger the safety of structure.
4. inform the Competent Authority in writing, within 7 working days, if for any reason he is relieved of his responsibilities or he relieves himself of responsibility as the Clerk of Works for the building using the format prescribed in Form No. 4. In case of termination of services as Clerk of Works, inform the Competent Authorities about the stage of work at which services are terminated. The registered Clerk of Works appointed as replacement of the preceding Clerk of Works shall inform within 7 days about his appointment on the job, and inform the Competent Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he is taking over the charge. After Competent Authority has inspected the site for his report, the newly appointed architect shall allow the work to proceed under his direction.
5. on behalf of the owner, submit the progress certificates, completion certificates and obtain the Building Use Permission as required under the regulations.
6. deposit with the Competent Authority one set of working drawings of the works executed along with the progress certificates before proceeding to the next stage of the work.
7. inform the Competent Authority immediately on termination of the services of any of Person on Record and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted to the Competent Authority within 7 days of his/her appointment.
8. instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
9. instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development.

10. take adequate measures to ensure that no damage is caused to the work under construction and the adjoining properties.
11. ensure that no undue inconvenience is caused in the course of his work to the people in neighbourhood.
12. ensure that no nuisance is caused to traffic &neighbouring people by way of noise, dust, smell, vibration etc. in the course of the work
13. not be permitted to supervise more than ten independent Building-units at a given time as provided in Development Regulations.
14. be considered as a supervisor until the issue of Building Use Permission.

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

The supervisor of Works on Record shall:

1. undertake all necessary measures, including but not limited to, adequate inspection during construction to ensure that the construction of the building is undertaken as per detailed design and specifications stipulated by the AOR and by the SEOR and instruction given by COWOR.
2. immediately inform the Developer and Competent Authority in writing, if in his opinion, the construction of the building is not being undertaken in accordance with the sanctioned design and specifications, in the format stipulated in Form No. 3.
3. bring to the notice of the SEOR and AOR/EOR/COWOR any situation or circumstances which in his opinion are liable to endanger the safety of structure.
4. inform the Competent Authority in writing, within 7 working days, if for any reason he is relieved of his responsibilities or he relieves himself of responsibility as the supervisor of Works for the building using the format prescribed in Form No. 4. In case of termination of services as supervisor of Works, inform the Competent Authorities about the stage of work at which services are terminated. The registered supervisor of Works appointed as replacement of the preceding supervisor of Works shall inform within 7 days about his appointment on the job, and inform the Competent Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he is taking over the charge. After Competent Authority has inspected the site for his report, the newly appointed architect shall allow the work to proceed under his direction.
5. instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
6. instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development.

7. take adequate measures to ensure that no damage is caused to the work under construction and the adjoining properties.
8. ensure that no undue inconvenience is caused in the course of his work to the people in neighbourhood.
9. ensure that no nuisance is caused to traffic & neighbouring people by way of noise, dust, smell, vibration etc. in the course of the work
10. not be permitted to supervise more than two independent Building-units at a given time as provided in Development Regulations within 500 M. peripheral area of each site..
11. be considered as a supervisor until the issue of Building Use Permission.

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

The Fire Protection Consultant on Record shall be required for all buildings listed in Schedule 11 and shall:

1. undertake all necessary measures, including but not limited to, adequate inspection during construction to ensure that the construction of the building is undertaken as per detailed design and specifications stipulated by the AOR and by the SEOR.
2. certify that the design and specification of the proposed building comply with Fire Prevention and Life Safety Measures Regulation – 2016 and amended from time to time using the format prescribed in Form No. 2A.
3. immediately inform the Competent Authority in writing, if in his opinion, the construction of the building is not being undertaken in accordance with the sanctioned design and specifications stipulated by the AOR or EOR and the SEOR, using the format prescribed in Form No. 3.
4. bring to the notice of the SEOR and AOR or EOR any situation or circumstances which in his opinion are liable to endanger the fire protection and safety of structure.
5. inform the Competent Authority in writing, within 7 working days, if for any reason he is relieved of his responsibilities or he relieves himself of responsibility as the FPCOR for the building using the format prescribed in Form No. 4. In case of termination of services as Fire Protection Consultant, inform the Competent Authorities about the stage of work at which services are terminated. The registered FPCOR appointed as replacement of the preceding FPCOR shall inform within 7 days about his appointment on the job, and inform the Competent Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he is taking over the charge. After Competent Authority has inspected the site for his report, the newly appointed architect shall allow the work to proceed under his direction.

6. instruct the relevant agency that adequate provisions are made for fire prevention and safety during construction and development.
- 4.5 Development Permission to be withheld with Change of Ownership or Change in Persons on Record

4.5.1 Change of Ownership

If the ownership of a Building-unit changes after a Development Permission has been granted, such a Development Permission shall be withheld, regardless of whether building has commenced or not, until such time the name of the new owner is brought on record as per regulation no.3.7.1. Work can recommence thereafter.

4.5.2 Change in Persons of Record

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

4.6 Revocation of Development Permission in case of Misrepresentation and De-registering of Person on Record

The Competent Authority may revoke a Development Permission if:

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

4.7 Safety requirement for the building height above 45 mt.

1. For any building height above 45.00 mts., a third party inspection check shall be mandatory. The third party shall submit a structural safety report to the committee.
2. The committee shall comprise of following:-
  - a. Municipal Commissioner /Chairman of the Authority Chairman
  - b. Chief Executive Authority Member
  - c. Head of the Fire Services of the relevant area Member
  - d. Structural Expert Member
  - e. Officer not below the rank of Superintendent Engineer of Member

design cell of Road and Building Department

f. Any other person decided by chairman

Member  
secretary

3. Structural Expert means a person possessing:-

- i. Master degree in structure design or its equivalent awarded by the recognized university;
- ii. 15years'experience in structural design of building and should have atleast design 10 buildings having height more than 40mt.

4. Site Supervisor means a person possessing:-

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

5. Stage means foundation, level or ground floor level or 1st floor or any other level including terrace slab and the completion.

6. Structure Design shall comprise of:-

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

#### 7. PROCEDURE

- i. Along with the application for development permission the owner, in addition to the requirements of GDCR, shall submit the structure design and the audit report of structural expert
- ii. The audit report submitted under sub-rule(1) shall be there port of the structure expert certifying that structure design submitted complies with the relevant provisions of codes/standards applicable for the purpose of design.
- iii. Before the issue of development permission, the committee shall review the structure design and the audit report.
- iv. During the erection of building the owner or the developer as the case may be shall in addition to whatever specified in GDCR shall appoint a site supervisor.
- v. The site supervisor, a teach stage, shall give his report specifying that the erection carried out is in conformity with the structure design as audited by structural expert.
- vi. The owner or the developer as the case may be shall along with other requirement of these regulations, at the completion of each stage submit to the competent authority the report of site supervisor.

#### 8. General requirements

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

- ii. For the purpose of security CCTV Cameras, public address system and the control room have to be provided.
- iii. The measures taken for security and fire safety shall be reviewed yearly by the Competent authority.

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## 5 PROCEDURE DURING CONSTRUCTION

### 5.1 Inspection of Construction

#### 5.1.1 Inspection of Construction at Any Time

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

#### 5.1.2 Inspection where Development Permission is Granted

All buildings for which Development Permission has been granted shall be subject to periodic inspection by the Competent Authority during construction. It shall be the responsibility of the Owner, the Architect on Record or Engineer on Record, and the Clerk of Works on Record for the building to report commencement, progress at various stages, and completion of construction to the Competent Authority as specified in Regulation No. 5.5.

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

For buildings listed in Schedule 11, the Chief Fire Officer (CFO) shall carry out inspections at appropriate intervals, to ensure that the fire protection requirements and measures for such building under construction are adequate and operational. CFO shall also satisfy himself that all elevators including fire lifts are duly tested and their test certificates are submitted to his satisfaction. If the above work is entrusted to a registered Fire Protection Consultant on Record, his reports shall be countersigned by the Chief Fire Officer.

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

### 5.2 Information to be Prominently Displayed on Site

It shall be the responsibility of the Clerk of Works on Record and the Owner to erect a notice board on the Building-unit displaying key information pertaining to the building. The notice board should be prominently visible, easily rebel and should be located next to the primary access to the plot. The notice board/s should be maintained for the entire Period of Construction up to issue or grant of Building Use Permission.

Failure to comply with this Regulation may result in revocation of the Development Permission. The information to be displayed is specified in Schedule4A.

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

It shall be the responsibility of the Clerk of Works on Record and the Owner for the building to keep all the documents and drawings listed in Schedule4B on the site, at all times after issuing Notice of Commencement of Construction to the Competent Authority up to the issue or grant of Building Use Permission. These documents should be made available to any authorised officer of the Competent Authority inspecting the site for the purpose of enforcing these Regulations. Failure to comply with this Regulation may result in revocation of the Development Permission.

### 5.4 Reducing Inconvenience and Ensuring Safety during Construction

#### 5.4.1 Stacking, Storing and Disposal of Building Material

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

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

#### 5.4.2 No Damage or Undue Inconvenience during Construction

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

#### 5.4.3 Liability for Ensuring Safety during Construction

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

## 5.5 Progress of Construction and Inspection - Development Permission

### 5.5.1 Notice for Commencement of Construction

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

A set of detailed working drawings including structural details based on approved building plans shall be submitted along with the Form. In the case of individual residential buildings up to G+2 on a plot not more than 500 sq.mt in size, the Competent Authority shall not enforce, on request of the owner/developer, to submit such details.

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

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

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

### 5.5.2 Development Permission may Lapse if Construction Not Commenced on Time

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

Procedure for obtaining a Revalidated Development Permission is specified in Regulation No.3.7.2

### 5.5.3 Competent Authority to be Notified of Progress of Construction

The Owner or Developer and the Architect on Record or Engineer on Record shall be responsible for notifying the Competent Authority of progress of construction having been completed up to the stages stipulated in Schedule 4C. Notice of Progress of Construction shall be made in the format prescribed in Form No.11 and approved by the Persons on Record.

## 5.6 RISK BASED CHECKS INSPECTIONS

The competent authority shall carryout the checking of the development permission application and the site inspection based on the consequence class specified.

### 5.6.1 Consequences Class.

Any development carried out by the owner or the developer attracts risk during the design and construction. Risk is defined, in the context of construction stages, as the likelihood of non-compliance with building regulations and the potential extent of harm to current and future users of building and the environment associated with non-compliance. The competent authority can, based on the extent carry out inspections based on the consequences class.

### 5.6.2 Principles of Risk Categorization

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

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

### 5.6.3 Design Supervision Levels, or DSL

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

Table 5.1: Principles of Risk Categorization (Definition of Consequence Class)

Sr. No.	Consequences Classes	Description	Use and Building type
(1)	(2)	(3)	(4)
1	CC1	Low consequence for loss of human life; small or negligible economic, social, or environmental consequences, developed, owned and maintained by single owner	<ul style="list-style-type: none"> <li>• For the following development carried out in all areas other than Seismic Zone 5: <ul style="list-style-type: none"> <li>○ Detached dwelling unit (excluding multiple units), Farm House (excluding multiple units)</li> <li>○ Agricultural buildings people do not normally enter (e.g., storage buildings), greenhouses</li> </ul> </li> </ul>
2	CC2	Low consequence for loss of human life; small or negligible economic, social, or environmental consequences, but the developer, owner or the person who may maintain may not be the same person.	<ul style="list-style-type: none"> <li>• For the following development where the building height does not exceed 13.5 mt: <ul style="list-style-type: none"> <li>○ Tenement, Semi-detached Dwelling unit, Chawls, Row House, Pre – School, Cottage Industry,</li> <li>○ Shop, Stall, Light Home work shop</li> </ul> </li> </ul>
3	CC3	Medium consequence for loss of human life; considerable economic,	<ul style="list-style-type: none"> <li>• For the following development where the building height does not exceed 25 mt:</li> </ul>

Table 5.1: Principles of Risk Categorization (Definition of Consequence Class)

Sr. No.	Consequences Classes	Description	Use and Building type
(1)	(2)	(3)	(4)
		social, or environmental consequences	<ul style="list-style-type: none"> <li>○ Dharamshala, Apartment, Hostel, Flat, EWS Housing, Low cost housing,</li> <li>○ Dimond Industry, Godown (non-inflammable), Whole sale Market and their ancillary uses,</li> <li>○ Restaurant, Shopping Centre, Shopping Mall, Indoor Hospital, Service Establishment, Offices for Individuals, Corporate Offices</li> <li>○ Garden Restaurant, Garden, Party Plot.</li> </ul>
4	CC4	High consequence for loss of human life; High consequences economic, social, environmental consequences	<ul style="list-style-type: none"> <li>● For the following development where the building height exceeding 25 mt but up to 45 mt:           <ul style="list-style-type: none"> <li>○ Bed and Breakfast, Dharamshala, Apartment, Hostel, Flat, EWS Housing, Low cost housing,</li> <li>○ Guest House, Lodging and boarding, Motel, Serviced Apartment, Motel,</li> <li>○ Dimond Industry,</li> </ul> </li> <li>● For the following development where the building height exceeding 13.5 mt but up to 45 mt:           <ul style="list-style-type: none"> <li>○ Godown (non-inflammable), Small Factories, Auto Repair, Workshop/ Warehouses, Wood Workshop, Fabrication, Workshop, Public – Garage, Light/ Service Industries;</li> <li>○ Restaurant, Shopping centre, Shopping Mall, Indoor Hospital, Service Establishment, Offices, Corporate Offices, Call centres,</li> <li>○ Training /Fitness Centre, Research Centers, Clinic, Retail Shop</li> </ul> </li> </ul>

Table 5.1: Principles of Risk Categorization (Definition of Consequence Class)

Sr. No.	Consequences Classes	Description	Use and Building type
(1)	(2)	(3)	(4)
			<ul style="list-style-type: none"> <li>• For the following development having up to 45 mt:           <ul style="list-style-type: none"> <li>○ Nursing Home, Maternity Home, Pathology Laboratory, Hospital, Surgical Hospital, Hospital and contiguous deseses, Mental Hospital</li> <li>○ Primary/ Secondary / Higher Secondary Schools, College, Polytechnic, University</li> <li>○ Exhibition / Town / Community / Banquet Hall/ Hall, Hall, Wadi, Video Hall Shooting Range, Drive-in Cinema, Golf</li> <li>○ Convention Centre, Auditorium, Planetarium, Stadium, Museum, Exhibition Halls/ Ground, Drive-In Cinema, Clubs, Golf Course, Cinema, Facility For Water Sports, Theme/ Amusement Park, Aquarium, Zoo, Botanical Garden, Sports Complex, Swimming Pool, Playfield, Camping/ Mela Ground, Cinema/ Motion Picture Hall, Theatre, Gardens, Parks, Nursery, Botanical Garden, Green House, Play Fields, Forest; Natural Reserve and Sanctuary, racetrack, Shooting Range, Zoo</li> <li>○ Temples, Church, Mosque, Gurudwara, Synagogue, Upashraya, Sant Niwas</li> <li>○ Newspaper Printing Press, Concrete Batching Plant, Stone Cutting And Polishing; Poultry Farm, Dairy, Assembly Plant,</li> <li>○ Godown (If Inflammable), LPG Cylinder, Kerosene Depot,</li> <li>○ Junk Yard, Warehouse, Godown, Cold Storage, Timber Mart, Steel Stockyard, Ice Factory All Industries both Hazardous/ Non-Hazardous,</li> </ul> </li> </ul>

Table 5.1: Principles of Risk Categorization (Definition of Consequence Class)

Sr. No.	Consequences Classes	Description	Use and Building type
(1)	(2)	(3)	(4)
			<p>Textile Units, Ice Factory;</p> <ul style="list-style-type: none"> <li>○ Quarrying of Stone, Quarrying of Gravel , Quarrying of Clay; Dumping of Solid Waste,</li> <li>○ Slaughter House, Meat Processing Units, Leather Processing Units, Cold Storage</li> <li>○ Fuel Storage, Storage of inflammable materials, Thermal Power Plant, Power Plant, Gas Plant, Storage of Hazardous Materials, Hazardous Industries, Chemical Industries. Obnoxious and Hazardous Uses, Dying House Truck Terminal, Bus Terminal (by private enterprise), Transport Terminal for Goods and Passengers</li> <li>○ Horticulture, Repair and Sale of agricultural equipment, Brick Kiln, Dairy Development, Fisheries, Animal Rearing and Breeding, Natural Resource and Sanctuary, Tannery, Concrete Batching Plant, Cemetery, Burial Ground, Regional Park, Way-side Shop, Agricultural Vocational Training Centre, Panjarapole, Roofing Tiles and Cement Pipes</li> <li>○ Dumping of Solid Waste,</li> <li>○ Course, Ship Building or Ship Breaking, Fishing ,aqua culture Processing of fish and industry based on it port, harbour ferry hovercraft service marine transport ,Telephone microwave or other means of communication facilities, salt pans and non-polluting salt processing activity, Any Type activity not permissible as per the provision of the</li> </ul>

Table 5.1: Principles of Risk Categorization (Definition of Consequence Class)

Sr. No.	Consequences Classes	Description	Use and Building type
(1)	(2)	(3)	(4)
			<p>Environment Protection Act.1968 and Environment (Projection Rules-1968)</p> <ul style="list-style-type: none"> <li>○ Poultry Farm, Agro-based Godowns</li> <li>○ Fair, Circus, Exhibition, Mela, Pandal</li> <li>○ Drainage, Sanitation, Domestic Garbage Disposal Collection, Solid Waste Transfer Station; Pumping Station, Electricity, Purification Plant, Fire Stations. or any development activity carried out by appropriate authority for public purpose, Petrol Pump with or without service station</li> <li>○ Public assembly, Public facilities and amenities like Health Public facilities and amenities like Transport and Communication, Public facilities and amenities like public security, Public facilities and amenities like social welfare Recreation of any Type</li> <li>○ Indoor Hospital, Nursing Home</li> <li>○ All others not specified.</li> </ul>
5	CC5	Very High consequence for loss of human life; Very High consequences for economic, social, or environmental	<ul style="list-style-type: none"> <li>● All buildings taller than 45 mt. Irrespective of use.</li> </ul>

Table 5.1: Principles of Risk Categorization (Definition of Consequence Class)

Sr. No.	Consequences Classes	Description	Use and Building type
(1)	(2)	(3)	(4)
		consequences	

Table 5.2: Control at the Design and Inspection Stage (SL)

Design Supervision	Design and Inspection Levels Characteristics	Minimum recommended requirements for checking of calculations, drawings and specifications.	Minimum requirements for Inspection of implementations and the insurance requirements.
(1)	(2)	(3)	(4)
SL1 Relating to CC1	Supervision by the owner and POR	<ul style="list-style-type: none"> <li>• Self-checking: Checking performed by the person who has prepared the design.</li> <li>• Self-certification of design by the architect and the structural engineer appointed by the owner.</li> </ul>	<ul style="list-style-type: none"> <li>• Self-certification by the architect and the structural engineer appointed by the owner for carrying out the construction as per drawings and specifications and for which the plans are approved. The POR shall for all levels submit the reports and submission of completion plan.</li> <li>• No inspection to be carried out by the Inspector of the competent authority and shall issue the building use permission based on the documents supplied by the owner and POR</li> <li>• The competent authority shall not insist on the insurance for the building.</li> </ul>
SL2 Relating to CC2	Normal supervision by POR and the Competent Authority	<ul style="list-style-type: none"> <li>• Self-checking: Checking performed by the person who has prepared the design.</li> <li>• Self-certification of design by the architect and the structural engineer appointed</li> </ul>	<ul style="list-style-type: none"> <li>• Self-certification by the architect and the structural engineer appointed by the owner for carrying out the construction as per drawings and specifications and for which the plans are approved. The POR shall for all levels submit the reports and submission of completion plan.</li> </ul>

		by the owner.	<ul style="list-style-type: none"> <li>• Inspection to be carried out by the Inspector of the competent authority at the plinth level and at time when the owner makes an application for getting building use permission. The building use permission shall issue based on the inspection report and the documents supplied by the owner and POR.</li> <li>• The competent authority shall not insist on the insurance for the building.</li> </ul>
SL3 Relating to CC3	Normal supervision by POR and the Competent Authority	<ul style="list-style-type: none"> <li>• Checking by different persons in accordance with the procedure prescribed in these regulation no 4, 5 and 6 of these regulations</li> <li>• Plinth and occupancy inspection and certification by structure designer.</li> </ul>	<ul style="list-style-type: none"> <li>• Certification by the architect and the structural engineer appointed by the owner for carrying out the construction as per drawings and specifications and for which the plans are approved. The POR shall for all levels submit the reports and submission of completion plan.</li> </ul> <p>Inspection to be carried out by the Inspector of the competent authority at the at all levels as required in regulation no 4, 5 and 6. The building use permission shall issue based on the inspection reports and the documents supplied by the owner and POR.</p> <ul style="list-style-type: none"> <li>• The competent authority shall ask the owner to seek insurance coverage for the building for minimum 5 years and then only issue the building use permission.</li> </ul>
SL4 Relating	Extended	<ul style="list-style-type: none"> <li>• Checking by different persons</li> </ul>	<ul style="list-style-type: none"> <li>• Certification by the architect and the structural</li> </ul>

to CC4	supervision	<p>in accordance with the procedure prescribed in these regulation no 4, 5 and 6 of these regulations</p> <ul style="list-style-type: none"> <li>• Plinth and occupancy inspection and certification by structure designer.</li> </ul>	<p>engineer appointed by the owner for carrying out the construction as per drawings and specifications and for which the plans are approved. The POR shall for all levels submit the reports and submission of completion plan.</p> <ul style="list-style-type: none"> <li>• Inspection to be carried out by the Inspector of the competent authority at the at all levels as required in regulation no 4, 5 and 6. The building use permission shall issue based on the inspection reports and the documents supplied by the owner and POR</li> <li>• The competent authority shall ask the owner to seek insurance coverage for the building for minimum 15 years and then only issue the building use permission.</li> </ul>
SL5 Relating to CC5		<ul style="list-style-type: none"> <li>• Checking by different persons in accordance with the procedure prescribed in these regulation no 4, 5 and 6 of these regulations.</li> <li>• Third party inspection as per regulation no 4.7-Checking performed by authorized person different from that which prepared the design</li> <li>• Plinth and occupancy</li> </ul>	<ul style="list-style-type: none"> <li>• Certification by the architect and the structural engineer appointed by the owner for carrying out the construction as per drawings and specifications and for which the plans are approved. The POR shall for all levels submit the reports which shall be checked by the Third Party as specified in regulation no 4.8 and along with the report of the third party submit the completion plan to the competent authority.</li> <li>• Inspection to be carried out by the Inspector of the competent authority at the at all levels as required in regulation no 4, 5 and 6. But the competent authority</li> </ul>

		<p>inspection and certification by POR as specified in regulation no 4,5,6 and third party checks as specified in regulation no 4.7</p>	<p>shall take into consideration the report of the Third party under regulation 4.7 and only than after the approval by the committee issue building use permission.</p> <ul style="list-style-type: none"> <li>• The competent authority shall ask the owner to seek insurance coverage for the building for minimum 15 years and for any other matter the committee recommends and then only issue the building use permission.</li> </ul>
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## **Schedule**

Schedule 1: Scrutiny Fees and other charges for the Grant of a Development Permission/  
Revised Development Permission

(Refer Regulation No. 3.6.2)

A person applying for a Development Permission shall have to pay scrutiny fees and other charges along with the application to the \_\_\_\_\_ Competent Authority at the following rates:

(A) Scrutiny fee shall be charged as specified in the table below

1. For buildings:

Table of Schedule 1: Scrutiny Fees for buildings

Category of Development Area	Residential (Rs. per sq.mt of built up area)	
	up to 25mts	more than 25mts
D1 to D6	Rs. 10& Minimum Rs. 1000	Rs. 15& Minimum Rs. 1000
D7 (A), D7 (B) and D8, D10	Rs. 5& Minimum Rs. 500	Rs. 5& Minimum Rs. 750

2. Sub-Division And Amalgamation Of Land

Table of Schedule 2: Scrutiny Fees for Subdivision & Amalgamation of building unit/plot

Category of Development Area	All Development except agriculture use. (Rs. per sq.mt of building unit/plot area)	agricultural use (Rs. 2 per sq.mt of building unit/plot area.)
D1 to D6	Rs. 3& Minimum Rs. 1000	Rs. 2
D7 (A), D7 (B) and D8, D10	Rs. 2& Minimum Rs. 1000	

3. Public Charitable Trust:

50% of the scrutiny fee will be levied as mentioned above in category 1 and 2 for the respective uses and type of Building-units if the intended development is for hospitals, dispensaries, schools or colleges or a place of worship, dharamshala, hostels etc. constructed by a public charitable trust registered under Public Charitable Trust Act, 1950 or for any other purpose which the Authority may specify by a general or special order.

4. For Mining, Quarrying and Brick Kiln Operations

Mining, quarrying and brick kiln with or without chimney and processing of lime, sagol etc. without construction- Rs.1000.00 per 0.1 hectare or part thereof

## (B) Service and Amenities Fees

Service and amenities fees shall be levied as under for any development in Non-TP Scheme Area excluding agricultural zone and gamtal. These service and amenities fees shall be adjusted against the net amount to be paid by the owner in the town planning scheme.

1. Amenities fee for different categories of development area per sq. mt. of total built up area for proposed development.

Table of Schedule 3: Amenities Fees

Category of Development Area		Amenities Fees (Rs. Per sqmts of builtup area)
1.	D1 to D6	300
2.	D4	150
3.	D3, D5, D6,D7 (A)	100
4.	D7 (B), D8 & D9, D10	50

2. 50% of above fees shall be levied on total built up area for proposed development of educational institutions, charitable trusts, government and semi government building.

### 3. Other Charges/Fees

Other charges/Fees shall be levied under the provisions of other Act and or instructed by State Government.

In case of any application made on Investor Facilitation Portal, irrespective of any Scrutiny fee paid at the time of making an application, the competent authority shall without examining the quantum of fee shall process the application and arrive at an opinion and thereafter, it shall before communicating the decision ask the applicant to make the remaining payment, if any.

Note: Fees may be revised by Competent Authority from time to time.

Schedule 2A: Drawings, Specifications and Documents to be Submitted with Application for Obtaining/ Revising Development Permission for Buildings and for Sub-division & Amalgamation of building unit/plot

(Refer. Regulation No 3.6.1, 3.7)

The Owner / Developer shall submit to the Competent Authority the following documents, drawings and specifications along with application for obtaining and revising a Development Permission.

A. Common Documents for Obtaining/ Revising Development Permission for Buildings and for Sub-division & Amalgamation of building unit/plot

(A) COPIES OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS

1. 5 copies of all plans and statements shall be made available along with the notice. Soft copy of the drawings in cad format shall also be submitted.
2. All documents, drawings and specifications to be submitted along with the notice shall be duly signed by the Owner and the appropriate Person on Record and shall indicate their names, contact information and Registration number.
3. Every drawing, document and report shall be signed by the Owner and the Architect on Record or Engineer on Record, the Structural Engineer on Record and the Clerk of Works on Record as the case may be and in accordance with the Development Regulations.

(B) LIST OF DOCUMENTS

1. Satisfactory documentary legal evidence of the Right to Develop or Build on the Building- unit, including original copies of the relevant extract from the Property Register for City Survey Lands or Record of Rights for Revenue Lands as applicable.
2. Certified copy of approved sub-divisions or layout of the final plot from the concerned Authority as the case may be showing:
  - a. City Survey No. or Revenue No.
  - b. Area and Measurements of the Building-unit: Authority may dispense with this requirement in the cases where it is satisfied regarding the ownership of land on the basis of any documentary evidence or proof produced by the applicant.
3. Copy of Sanctioned Layout including date of sanction and Reference No.;
4. Certified part plan and Zoning Certificate from the Authority;
5. Form No 5/8: Application for Obtaining/Revising a Development Permission;
6. Form No. 2/2A: Certificate of Undertaking by the Person on Record or Engineer on Record as applicable;
7. Form No. 6A: Area Statement for Buildings or Form No. 6B: Area Statement for Sub-division and Amalgamation (whichever is applicable);
8. NOC from Appropriate Authority as per Regulations as applicable;
9. Calculation statement for payment of all relevant Development Permission Fees or any other charges;

10. Photographic Identity Proof of Owner or Developer and person on records;
11. Photograph of Building-unit
12. Certificate, NOC, opinions as may be required by competent authority.
13. In case of application for buildings, in addition to above, the following shall be have to be submitted:
  - a. Soil Test Report for buildings with more than 3 floors or frame structures;
  - b. Form No. 2A: Certificate of Undertaking by the Structural Engineer on Record;
  - c. Form No.-2A: Certificate of Undertaking by the Clerk of Works on Record;
  - d. Form No. 2A: Certificate of Undertaking by the FPCOR, if applicable;
  - e. Form No. 2A: Certificate undertaking for Hazard Safety.

(C) LIST OF DRAWINGS

1. Key Plan for both Building plan & Subdivision & Amalgamation shall be as under:
  - a. Minimum Scale: 1:8000 and
  - b. The plan should explain the boundary and location of the site with respect to neighbourhood landmarks.
2. Site Plan for buildings: The site plan shall be drawn as under:
  - a. Minimum Scale: 1:500 for plots less than 100 hectares and 1:1000 for others.
  - b. Boundaries of the plot and of any contiguous plots belonging to the Owner;
  - c. Position of the plot in relation to the neighbouring streets and street names;
  - d. Direction of north point relative to the plan of buildings;
  - e. Building-Unit Level in relation to the neighboring street level;
  - f. Building number or Plot No. of the plot on which the building is intended to be erected;
  - g. All existing buildings standing on, over or under the plot;
  - h. Any existing natural or manmade physical features, such as wells, drains, trees, high tension line, gas pipeline, railway line, etc.
  - i. Proposed use of every building
  - j. The position of building(s) and construction which the applicant intends to erect in relation to:
    - i. The boundaries of the plot and in case where the plot has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others;
    - ii. All buildings (with number of stories and height) and premises adjacent to the plot and of the contiguous land, if any, referred to in (a); and;
    - iii. Any street prescribed under the Act and passing through the Building-unit/s clearly indicating the regular line of streets;
    - iv. The area within the regular line of the street not to be built upon but to be added to the street, hatched in green together with its measurements;

- v. Building lines and margins of streets
- k. The width and level of the street in front, and of the street, if any, at the side or rear of building clearly indicating the regular line of streets;
  - l. The means of access from the street to the site and all existing and proposed buildings;
  - m. Open space to be left around the building to secure free circulation of air, admission of light and access;
  - n. Open space to be provided under these Development Regulations;
  - o. The area of the whole plot and the break-up of Total built-up area on each floor;
  - p. Area classified for exemption of built-up area calculations;
  - q. Dimensions and areas of common plot, as required under these regulations,
  - r. Parking layout, indicating the parking spaces, access lane, driveway or ramp;
  - s. Layout and details of rain water harvesting required under the Development Regulations, if any;
  - t. The position of every water closet, privy, urinal, bathrooms, cess pool, well or cistern in connection with the building other than those shown in the building plan.
  - u. 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;
  - v. The position and level of the outfall of the drain, any existing facilities regarding water supply, sewerage etc, diameter and gradient of water supply line, drainage lines for the disposal of storm water as well as for sewerage.
3. Site Plan for Subdivision & Amalgamation: The site plan shall be drawn as under:
- a. Minimum Scale: 1:500 for plots less than 100 hectares and 1:1000 for others.
  - b. Boundaries of the plot and of any contiguous plots belonging to the Owner, position of the plot in relation to the neighboring street, street names and direction of north point relative to the plan of buildings;
  - c. Building-unit Level in relation to the neighboring street level; (c) All existing buildings standing on, over or under the plot;
  - d. The position of the building, and of all other buildings (if any) which the applicant intends to erect upon the contiguous land and referred to in (a) in relation to:
    - i. The boundaries of the plot and in case where the plot has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others;
    - ii. All streets, buildings (with number of stories and height) and premises adjacent to the plot and of the contiguous land, if any, referred to in (a); and;

- iii. If there is no street within a distance of 12m of the plot, the nearest existing street;
- iv. Any street prescribed under the Act and passing through the plot/s;
- v. Building lines and margins of streets
- e. Sub-division of the land or plot or Building-unit with dimension and area of each of the proposed sub-divisions and their use according to these regulations.
- f. The width and length of the proposed streets and internal roads.
- g. Dimensions and Areas of Open space to be left as per the Development Regulations
- h. Any existing natural or manmade physical features, such as wells, drains, trees, high tension line, gas pipeline, railway line, etc.
- i. The area of the whole plot and the break-up of covered area on each floor with the calculations for percentage covered as required under the Development Regulations,
- j. Dimensions and areas of common plot, as required under these regulations, provided in the layout/sub-division of plot.

**(D) Detail Drawings to be attached in case of application for building:**

1. Detailed Drawings shall be submitted showing the boundary walls and gates.
2. Landscape Plan:

Minimum Scale: 1:100 for plots less than 500 sq. m. and 1:500 for others and shall contain the following:

- a. the space for circulation and parking;
- b. paved pathways;
- c. existing trees;
- d. proposed tree plantation;
- e. green areas;
- f. Unpaved areas.

**3. Building Plan**

The plans, elevations and sections of the proposed building shall be drawn to a scale of 1:100 showing the following details, wherever applicable:

- a. all floor plans together with the covered area, size and spacing of framing members, size of rooms and the position and width of staircases, ramps and other exit ways, lift wells, lift machine room and lift pit details;
- b. Built-up area of each dwelling unit, or shop or office space at every floor level;
- c. the use or occupancy of all parts of the building;

- d. exact location of essential services, like W.C., sink, bathroom, kitchen, cesspool, water tank, cistern, etc.
  - e. Section drawings showing clearly the size of the footings, thickness of basement wall, wall construction, sizes and spacing of structural members, floor slabs and roof slabs with their materials. The section shall indicate the heights of building and rooms and also the height of the parapet, and the drainage and the slope of the roof. At least one section should be taken through the staircase. Access to the various parts of the building and its appurtenances also should be shown in one section.
  - f. Levels of the site and all floors in relation to the datum or crown level of the access street;
  - g. all elevations;
  - h. details of service privy, if any;
  - i. dimensions of the projected portions beyond the permissible building line;
  - j. terrace plan including cabin structure;
  - k. parking spaces provided and the parking layout;
  - l. direction of north point relative to the plan of buildings;
  - m. such other particulars as may be required to explain the proposed building clearly.
4. Additional Fire Prevention and Safety Provisions. Additional fire prevention and safety provisions to be provided in buildings eligible for a Development Permission are specified in Schedule 11 according to different uses and the height of the building. Details of these shall be indicated in the drawings as required.
5. Specifications: General specifications of the proposed building giving type and grade of material shall be signed by the Architect on Record and the Structural Engineer on Record.

(E) Detail Drawings to be attached in case of application Sub-division & Amalgamation of building unit/plot:

1. Detailed Drawings shall be submitted showing the boundary walls and gates
2. Landscape Plan

Minimum Scale: 1:100 for plots less than 500 sq. m. and 1:500 for others and shall contain the following:

- a. the space for circulation and parking;
- b. paved pathways;
- c. existing trees;
- d. proposed tree plantation;
- e. green areas;

(F) DEVELOPMENT PERMISSION FEES

Receipt of Development Permission Scrutiny Fees paid as per Schedule 1 and of other charges leviable on the Building-unit shall be attached with the application.

Schedule 2B: Drawings, Specifications and Documents to be Submitted with Application for Obtaining/Revising Development Permission for Brick Kiln, Mining and Quarrying

(Refer Regulation No. 3.6.1 and 3.7)

The Owner / Developer shall submit to the Competent Authority the following documents, drawings and specifications along with application for obtaining and revising a Development Permission.

**A. COPIES OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS**

Every drawing, document and report shall be signed by the Owner and the Clerk of Works on Record as the case may be and in accordance with the Development Regulations.

**B. LIST OF DOCUMENTS**

1. An extract of the record of rights or any other document showing the ownership of the land for this purpose. If the applicant is not the owner of the land necessary documentary-proof shall be provided.
2. Zoning Certificate from the Competent Authority
3. Form No 8a: Application for Obtaining/Revising a Development Permission
4. True Copies of previous year's Development Permission
5. Form No. 2/2A: Certificate of Undertaking by the Architect on Record or Engineer on Record as applicable
6. Form No. 2B: Certificate of Undertaking by the Structural Engineer on Record, as applicable
7. Form No. 2C: Certificate of Undertaking by the Clerk of Works on Record
8. NOC from Appropriate Authority as applicable from regulation 30.0, as necessary;
9. Calculation statement for payment of all relevant Development Permission Fees or any other charges;
10. Photographic Identity Proof of Owner or Developer

**C. LIST OF DRAWINGS**

1. A certified site plan showing the land in question along with surrounding area shall be attached.
2. Sketch Site Plan showing:
  - a. Area of site presently used
  - b. Area of site proposed to be used

**D. DEVELOPMENT PERMISSION FEES**

Receipt of Development Permission Scrutiny Fees paid as per Schedule 1 and of other charges leviable on the plot shall be attached with the application.

## **5.7 Schedule 2C: Format for submission of Documents, Drawings and Specifications**

(Refer Regulation No. 3.6.1, 3.7.1, 3.7.2, 3.9.1, 3.9.3, Schedule No. 2A, 2B, 4B, 5, 7, Form No. 5, 5A)

- 1. Copies of Plan and Documents.**
- 2. Submission of all documents, certificates, reports and drawings to the Competent Authority:**
  - a. Shall represent all facts accurately,
  - b. shall be as per formats and forms prescribed by the Competent Authority,
  - c. shall be neat, clean and fully legible, and, on durable paper folded in the manner prescribed by the Competent Authority,
  - d. shall be free of any scratches or corrections – small, initiated corrections shall be permitted.
- 3. Standard Sizes of all Drawings and Documents**

All drawings and documents shall be of standard sizes as prescribed below:

S. No.	Standard sizes	Trimmed Size (mm)
1.	A0	841 X 1189
2.	A1	594 X 841
3.	A2	420 X 594
4.	A3	297 X 420
5.	A4	210 X 297
6.	A5	148 X 210

- 4. Colours and Notations to be followed for all Drawings and Documents**

All drawings and documents shall follow standard colours and notations as prescribed below:

No.	Item	Site Plan	Building Plan
1.	Plot lines	Thick Black	Thick Black
2.	Existing street	Green	
3.	Future street, if any	Green dotted	
4.	Permissible building line	Thick dotted Black	
5.	Open spaces	No colour	No colour
6.	Existing works	Blue	Blue
7.	Work proposed to be	Yellow hatched	Yellow hatched
8.	Proposed work	Red	Red
9.	Drainage and sewerage	Red dotted	Red dotted
10.	Water supply work	Black dotted thin	Black dotted thin
11.	Work without permission if started on site	Grey	Grey
12.	Approved work	Yellow	Yellow

## Schedule 3A : Minimum Qualification, Experience and Document Requirements for Being Considered for Registering with the Competent Authority as Persons on Record

(Refer Regulation No. 4.1.2, 4.5)

The procedure for registering persons with the Competent Authority is given in Regulation No. 4.1.1. The registration shall be renewed annually. The following are the minimum qualifications and experience requirements for all persons to be considered for registering with the Competent Authority as Persons on Record, in order to determine their competence to fulfil their responsibilities as specified in Regulation No. 4.4.

### 1. Architect on Record (AOR)

#### (A) QUALIFICATION AND EXPERIENCE:

Minimum qualifications and experience requirements for architects, for being considered for registration with the Competent Authority, as Architects on Record shall be as follows:

- (1) The Architect must hold a valid registration with the Council of Architecture, India, issued as per the provisions of the Architects Act, 1972 or Bachelor's Degree in Architecture / Diploma in Architecture Equivalent to B.Arch; and
- (2) The Architect must have a minimum of two years of experience in a practice of architecture.

#### (B) SCOPE WORK & COMPETENCE :

- (1) Preparation & planning of all types of lay-outs & submission drawings and to submit certificate of supervision, progress report & certificate of completion for all types of buildings in accordance to the provisions of building regulations
- (2) Supervision & execution of construction work as per specifications & drawings prepared by authorised registered structural designer & engineer.

### 2. Engineer on Record (EOR)

#### (A) QUALIFICATION AND EXPERIENCE :

Minimum qualifications and experience requirements for engineers, for being considered for registration with the Competent Authority, as Engineers on Record shall be as follows:

- (1) Master's Degree in Civil Engineering, a Bachelor's Degree in Civil Engineering or Building construction or its equivalent qualification recognized by the All India Board of Technical Education, or, a Diploma in Civil Engineering or Diploma in Building Construction recognized by State Board of Technical Examination of any State of India or Associate Membership (Civil Engineering ) of the Institute of Engineers, India (AMIE), and
- (2) The Engineer having Bachelor's degree or its equivalent qualification must have minimum of two years of experience and Diploma holder/or AMIE must have minimum of five years of experience in professional work.

#### (B) SCOPE WORK & COMPETENCE :

- (1) Preparation & planning of all types of lay-outs except special structures /Special Buildings as shown in respective regulation o submission drawings and to submit certificate of supervision & completion for all types of buildings. Provided person having qualification of a Diploma in Civil Engineering shall be permitted for low rise buildings only.
- (2) Supervision & execution of construction work as per specifications & drawings prepared by authorized registered structural designer.
- (3) He/she can prepare & submit structural details & calculations for buildings of load bearing structures.

### 3. Structural Engineer on Record (SEOR)

#### (A) QUALIFICATION AND EXPERIENCE:

Minimum qualifications and experience requirements for structural engineers, for being considered for registration with the Competent Authority as Structural Engineer on Record shall be as follows:

Grade	Scope of works	Qualification	Experience
SEOR-1	1. Building with height above 25 mt 2. Total proposed built-up area for a building unit is more than 10000 sq.mt. 3. Mercantile-2,3, Educational-1,2, Assembly-1,2,3, institutional, Hospitality-1,2 Public utility, Public institutional Special buildings	Category 1	10*
		Category 2	3*
SEOR-2	1. Building with height above 15 mt. and up to 25 mt. 2. Total proposed built-up area for a building unit is more than 2000 sqmt and up to 10000 sqmt.	Category 1	5*
		Category 2	2*
SEOR-3	1. Building with height up to 15 mt. 2. Total proposed built-up area for building unit up to 2000 sqmt	Category 1	2*
		Category 2	-----
<p>Note:</p> <ol style="list-style-type: none"> <li>i. *Minimum years of experience of preparing structural designs, detailed drawings and specifications. (after attaining the degree/ Diploma)</li> <li>ii. Category 1: B.E./ B. Tech Civil or equivalent degree recognized by the AICTE Category 2: ME/ M.Tech Civil, or a Ph. D in Structural Engineering.</li> <li>iii. Person holding Higher grade license can also work for Lower Grade Work</li> </ol>			

#### 1. Clerk of Works on Record (COWOR)

Minimum qualifications and experience requirements for construction engineers, for being considered for registration with the Competent Authority as Clerk of Works on Record qualified for certifying the construction of buildings shall be as follows:

Grade	Scope of works	Qualification	Experience
COWOR-1	1. Building with height above 25 mt 2. Total proposed built-up area for a building unit is more than 10000 sqmt. 3. Mercantile-2,3,Educational-1,2,assembly-1,2,3 institutional,Hospitalitiy-1,2 public utility Public institutional Special buildings	Category 1	3*
		Category 2	5*
		Category 3	3*
COWOR-2	1. Building with height above 15 mt. And up to 25 mt. 2. Total proposed built-up area for a building unit is more than 2000 sqmt and up to 10000 sqmt.	Category 1	2*
		Category 2	4*
		Category 3	2*
COWOR-3	1. Building with height up to 15 mt. 2. Total proposed built-up area for building-unit up to 2000 sqmt	Category 1	1*
		Category 2	2*
		Category 3	1*
<p>Note:</p> <ul style="list-style-type: none"> <li>i. *Minimum years of experience (after attaining the degree/ Diploma) in Construction work at a responsible position in any organization</li> <li>ii. Category 1: A Degree in Civil Engineering / Architecture or Diploma in Architecture equivalent to degree Architecture, or its equivalent qualification recognized by All India Board of Technical Education</li> <li>iii. Category 2: Diploma in Civil Engineering recognized by State Board of Technical Examinations of any State in India</li> <li>iv. Category 3: Bachelor's Degree with specialized training in building in construction technology or Diploma in Building Construction Technology from a recognized institute.</li> <li>v. Person holding Higher grade license can also work for Lower Grade Work</li> </ul>			

#### 4. Supervisor of Works on Record (SOR)

##### (A) QUALIFICATION AND EXPERIENCE:

Minimum qualifications and experience requirements for construction engineers, for being considered for registration with the Competent Authority as Supervisor of Works on Record qualified for certifying the construction of buildings shall be as follows:

Grade	Scope of works	Qualification	Experience
SOR-1	1. Building with height above 25 mt 2. Total proposed built-up area for a building unit is more than 10000 sqmt. 3. Mercantile-2,3,Educational-1,2,assembly-1,2,3 institutional,Hospitalitiy-1,2 public utility Public institutional Special buildings	Category 1	3*
		Category 2	5*
		Category 3	3*
SOR -2	1. Building with height above 15 mt. And	Category 1	2*

	up to 25 mt. 2.Total proposed built-up area for a building unit is more than 2000 sqmt and up to 10000 sqmt.	Category 2 Category 3	4* 2*
SOR -3	1.Building with height up to 15 mt. 2.Total proposed built-up area for building-unit up to 2000 sqmt	Category 1	1*
		Category 2	2*
		Category 3	1*
SOR -4	1.Building with height up to 10 mt.	Category 1	0*
	2.Total proposed built-up area for building-unit up to 200 sqmt	Category 2	1*
<p>Note:</p> <ul style="list-style-type: none"> <li>i. *Minimum years of experience (after attaining the degree/ Diploma) in Construction work at a responsible position in any organisation</li> <li>ii. Category 1: A Degree in Civil Engineering / Architecture or Diploma in Architecture equivalent to degree Architecture, or its equivalent qualification recognized by All India Board of Technical Education</li> <li>iii. Category 2: Diploma in Civil Engineering recognized by State Board of Technical Examinations of any State in India</li> <li>iv. Category 3: Bachelor's Degree with specialized training in building in construction technology or Diploma in Building Construction Technology from a recognized institute.</li> <li>v. Person holding Higher grade license can also work for Lower Grade Work</li> </ul>			

## 5. Fire Protection Consultant on Record (FPCOR)

### (A) QUALIFICATION AND EXPERIENCE:

Minimum qualifications and experience requirements for being considered for registration with the Competent Authority as Fire Protection Consultant on Record shall be as follows:

- (1) Diploma in Engineering (Civil / Mechanical/ Electrical/ Hydraulic) recognized by State Board of Technical Examinations
- (2) Bachelor's Degree in Engineering (Civil / Mechanical/ Electrical/ Hydraulic)
- (3) Minimum experience of preparing fire safety drawings and specifications of buildings in Ahmedabad, any municipal corporation or other cities with population more than 1 lakh.

No.	Building Category	Minimum Qualifications	Minimum Experience
1	Height up to 25 mt	Diploma in Engineering	7 Years
		B.E	3 Years
2	Height more than 25 mt and up to 45 mt	B.E	5 Years
3	Height more than 45 mt and up to 70 mt	B.E	7 Years
4	Height more 70 mt	B.E	10 Years

- (4) Minimum turnover of projects in work experience shall be as specified in the Gujarat Fire Prevention and Life Safety Measure sact -2013, Rules,2014and regulation-2016 and amended from time to time.
- (5) The following documents shall be required for registration as Fire Protection Consultant on Record:
- a. Bank statement of last three years
  - b. Work completion certificate from clients for last three years
  - c. Minimum one No Objection Certificate from Chief Fire Officer d. One set of fire safety drawings of past project.

## Schedule 4A: Information to be Displayed on Site

(Refer Regulation No. 5.2)

It shall be the responsibility of the Owner or Developer and the Clerk of Works on Record to erect a notice board on the site of development displaying the key information pertaining to the Building-unit.

Information that shall be displayed on the Notice Board:

1. Name and address of the proposed building
  2. Sanctioned Use of the Building (use as sanctioned in the Development Permission)
  3. Survey No, City Survey No, Block No., Final Plot No., Sub Plot/ Property No., and complete address of the plot
  4. Name of the Owner(s)/Developer(s)
  5. Names and Registration Nos. of duly appointed Persons on Record on the project:
    - a. Architect on Record/ Engineer on Record b. Structural Engineer on Record, and
    - c. Clerk of Works on Record
    - d. Supervisor of works on Record
    - d. Fire Protection Consultant on Record, as applicable
- Failure to comply with the above requirements may result in revocation of the Development Permission.

## Schedule 4B: Documents and Drawings to be Maintained on Site During Period of Construction

(Refer Regulation No. 5.2)

It shall be the responsibility of the Owner or Developer and the Clerk of Works on Record to keep all the documents and drawings which are listed below at the site at all times during the entire Period of Construction from commencement to completion. These documents should be made available to any authorised officer of the Competent Authority inspecting the site for the purpose of enforcing the Development Control Regulations.

The following documents shall be kept on site during construction:

- a) A set of the sanctioned drawings
- b) A copy of the valid Development Permission

Schedule 4C: Stages of Construction Work for which Notice for Progress of Construction  
are to be Submitted to the Competent Authority

(Refer Regulation No. 5.5.3)

The Architect on Record or Engineer on Record and the Owner or Developer shall be responsible for notifying the Competent Authority of construction having been completed up to the stages specified below. They shall also certify that the construction has been carried out in compliance with sanctioned drawings and to the Development Control Regulations, using the format as prescribed in Form No. 11:

1. Lower Basement Slab Level
2. Plinth level
3. Ground Floor
4. Middle storey (in case of buildings above 15 mt in height)
5. Last storey (when the last structural roof has been completed)

Schedule 5: Documents and Drawings to be Submitted along with the Application for Building Use Permission

(Refer Regulation No. 3.9.1 and 3.13)

The following documents and drawings shall be submitted along with the Application for Building Use Permission for a building:

A. Documents and Drawings:

- 1) One set of Completion Plans and as-built drawings, duly certified by POR
- 2) Form No. 2A: Certificates of Undertaking by the Architect on Record or Engineer on Record,
- 3) Form No. 2A: Certificates of Undertaking by the Structural Engineer on Record,
- 4) Form No. 2A: Certificates of Undertaking by the Clerk of Works on Record,
- 5) Form No. 2A: Certificates of Undertaking by the FPCOR,
- 6) Clearance from Chief Fire Officer, as applicable and mentioned in Schedule No. 11.
- 7) Certificate of Lift Inspector (Govt. of Gujarat) for buildings taller than 15mts
- 8) A copy of valid Registration Certificate of the Persons on Record issued by the Competent Authority.

B. Building use permission fees:

Receipt of Building Use Permission Fees paid as per Regulation No.3.9.4 and of other charges leviable on the Building-unit shall be attached with the application.

## Schedule 6: Schedule for Maintenance and Inspection for Structural Stability and Fire Safety

(As per Competent authority respective Regulation)

**Class 1 Buildings:** All types of framed structures, factory buildings, special buildings, buildings for educational use such as schools, colleges, etc; hostels and other public buildings.

**Class 2 Buildings:** Masonry walled residential buildings with height more than 10mts

### A. Structural Stability

The interval at which buildings are to be examined and a Structural Inspection Report in Format as per Form 15 submitted to Competent Authority shall be as under:

For Class 1 buildings which are erected fifteen years earlier from the date on which these Regulations has come into force or which becomes five years old thereafter:

1. Within three years from the coming into force of these Regulations
2. Thereafter at the interval of every fifteen years from the date of submission of the first report

For Class 2 buildings which are erected fifteen years earlier from the date on which these Regulation has come into force or which become fifteen years old thereafter:

1. Within five years from the coming into force of these Regulations
2. Thereafter at the interval of every fifteen years from the date of submission of the first report

### B. Fire Safety

The interval at which buildings are to be examined by Chief Fire Officer or FPCOR and a Fire Safety Certificate as stipulated in Form 16 be submitted to Competent Authority shall be as under:

1. Within one year from the coming into force of these Regulations
2. Thereafter at the interval of every year from the date of submission of the first certificate

## Schedule 7: Documents and Fees Required with Application for Advertising Display & Communication Infrastructures

(As per Competent authority respective Regulation)

### 1. Advertising display

The Owner / Developer shall submit to the Competent Authority the following documents for erecting Advertising Display:

#### A. List of documents

1. Receipt of Fees paid and of other charges leviable shall be attached with the application.
2. Certificate from Registered Structural Engineer for the stability, safety of display structure to be erected.

#### 3A. For tender cases the documents to be submitted are:

- a. Shop Establishment Number
- b. Sale tax number
- c. Income tax clearance certificate.

#### 3B. For Private property cases:

- a. Lay-out plan;
- b. Structural detail plan;
- c. NOC from property holder;
- d. 2 copies of photograph of the actual site;
- e. Electricity Bill of last month;
- f. Property Tax Bill;
- g. Agreement copy;
- h. 7-12 utara;
- i. Ekrarnamu.

#### B. Deposit, fees and penalty:

1. The fees for erection and maintenance of the Advertising Display shall be charged as decided by Competent Authority. The fees shall be paid by the applicant in advance, for the calendar year or part thereof as may be prescribed by the Competent Authority.
2. Competent authority may also decide penalty norms for non-compliance of Regulations specified for Advertising Display Structures of various types.

### 2. Communication infrastructures

The Owner / Developer shall submit to the Competent Authority the following documents for erecting Communications Infrastructure:

#### A. List of documents

1. Receipt of Fees paid and of other charges leviable shall be attached with the application.
2. Structural Stability Certificate from Registered Structural Engineer for the stability, safety of display structure to be erected which shall be the liability of the Owner and the Registered Structural Engineer

3. Permission from the “Standing Advisory Committee on Radio Frequency Allocation” (SACFA) issued by Ministry of Telecommunications.

B. Deposit and fees:

The fees for erection of the Communication Infrastructure shall be charged as revised by Competent Authority from time to time.

Schedule 8: Fees Required for Purchasing Additional FSI for Residential Affordable Housing

This shall be applicable for Residential Affordable Housing use across identified zones subject to relevant Zonal Regulations:

1. Additional Chargeable FSI shall be permitted on payment to the Competent Authority as under:

Sr.	Additional Chargeable FSI on basis of unit sizes (sq.mt)	Charge
1	Residential Dwelling units up to 50	10 % of the Jantri Rates
2	Residential Dwelling units with area more than 50 and up to 66	20 % of the Jantri Rates
3	Residential Dwelling units with area more than 66 and up to 80	40 % of the Jantri Rates
4	Commercial Built-up area	40% of the Jantri Rates

Schedule 9: Documents and Drawings to be Submitted for Development Undertaken on Behalf of Government and Appropriate Authority

(Refer Regulation No. 3.13 )

The following documents and drawings shall be submitted for any development undertaken on behalf of Government and Appropriate Authority:

A. Documents and drawings:

1. An official letter of concerned Central or State Government Department addressed to the Competent Authority or as the case may be to the authorised officer giving full particulars of the development work or any operational construction.
2. The proposals of the Development Plan or Town Planning Scheme affecting the land.
3. In case of layout of land or plot:
  - a. A site plan (of required copies) drawn to a scale of 1:500 showing the surrounding land and existing access to the land included in the layout.
  - b. A layout plan (of required copies) drawn to a scale of not less than 1:500 showing subdivisions of the land or plot with dimensions and area of each of the proposed subdivisions and their use. Provided that in the case of works proposed to be undertaken by the local military Authority of the Defense Ministry, the provisions of clause (2) and (3) shall not apply and such Authority shall be required to submit the layout plans.
4. Statement indicating the use of land confirming to the permissible land use zone, proposed to be made by the Government Department for carrying out the development work.
5. Plans confirming to the provisions of Development plan showing complete details of the operational construction as defined under Clause (xvii) of Section 2 of the Act such as detailed alignment, layouts, locations and such other matters with measurements.
6. A Site Plan (of required copies) of the area proposed to be developed to a scale of not less than 1:500.
7. Building plan, section and elevation confirming to the provisions of Development Plan and Development Regulations for the proposed development work to a scale of not less than 1:100.

Schedule 10: List of Building Specifications verified by Competent Authority before Issue of Building Use Permission

Refer Regulation No.3.9.1

Before Issuing Building Use Permission, Competent Authority shall check that:

1. Tree plantation required under these Regulations are planted on site or ensure this by taking suitable deposits as decided from time to time for specific period by the Competent Authority.
2. Parking space is properly paved & the lay-out of parking space is provided as per the approved plans. Sign- boards indicating the entrance, exit and location of parking spaces for different types of vehicles shall be permanently erected and maintained at the prominent place in every Building-unit.
3. Certificate of lift Inspector (Government of Gujarat) has been procured & submitted by the owner, regarding satisfactory erection of Lift.
  - a. Proper arrangements are made for regular maintenance of lift as provided in NBC and in these regulations
  - b. The Certificate of Competent Authority and or fire department for completion and or fire requirements as provided in these regulations has been procured and submitted by the owner.
4. Proper arrangements are made for regular maintenance of fire protection services as provided in NBC and in these regulations
5. There shall be a percolating well/pit in a Building-unit having area more than 1500sq.mt.
6. The Concerned Authority issuing occupancy certificate before doing so shall consult concerned designated Authority to inspect the building and issue a certificate that necessary requirements for the fire protection under these regulations as per regulation No.18.2 have been fulfilled and if not so, the applicant shall be asked to carry out necessary additions, alterations or rectification to the satisfaction of the designated Authority before issuing occupancy certificate.

Schedule 11: Building requiring Fire Protection Consultant and Inspection by Chief Fire Officer

Refer Regulation No.3.9.1, 4.4.5, 5.1.3,) Schedule 5

If any criteria mentioned under differ from Fire Prevention & Life Safety Measures Regulations - 2016 in such cases Fire Prevention and Life Safety Measures Act – 2013 and rules -2014 , regulations – 2016 made their under prevails

BuildingUse	Criteria	FireProtection Consultant	ChiefFireOfficer's Opinion
Alluses	BuildingHeight>45mts	Required	Required
Residential	BuildingHeight >15mts	Required	Maynotbe required
	BuildingHeight >25mts	Required	Required
Mixed-Useor Business	BuildingHeight >15mts	Required	Required
Hospitality, Educational, Institutional, Mercantile	BuildingHeight >12mtsto25mts	Required	Required
	BuildingHeight >25mts	Required	Required
Special Building, Storage Building, Wholesalemarket	BuildingHeight >12mts	Required	Required
	TotalBuiltUp Areaupto 5,000 sq.mt	Required	Required
	TotalBuiltUp Area>5,000 sq.mt	Required	Required
LightIndustrial, GeneralIndustrial	TotalBuiltUp Areaupto2,000 sq.mt	Required	Maynotbe required
	TotalBuiltUp Area>2,000sq.mt andupto5,000sq.mt	Required	Required
	TotalBuiltUp Area>5,000 sq.mt	Required	Required
Hazardous, SpecialIndustrial	TotalBuiltUp Areaupto 500 sq.mt	Required	Required
	TotalBuiltUp Area>500sq.mt	Required	Required
ReligiousBuilding	TotalBuiltUp Area>2,000 sq.mt	Required	Required
FuellingStation	AllBuildings	Required	Required

## Schedule 12 : List of Recommended Trees

(Refer Regulation no.5.1.3)

Regulation No. = Planning Regulation

Following list of trees are recommended for their suitability regarding shade and foliage:

No.	Common Name
1	Kalosaras, Siris, MotiHaradi
2	Saptparni
3	Limdo or Neem
4	Java ki Rani
5	Pink cassia
6	Urimedi
7	Kasid
8	Sisam
9	Motosisam
10	Sevan
11	Borsalli
12	Jambu
13	Khatiamli
14	RagatRohido, Rayan
15	Baheda
16	Peltofarm
17	Meletia
18	Kachnar
19	Spethodia
20	Gelasedia
21	Baknim
22	Gulmohar
23	KeliaPinata
24	Garmalo
25	Billi
26	TebubiaRosia
27	TebubiaGaykem
28	Kapok
29	Kalgeria
30	Km
31	Rain tree
32	Silver Oak
33	DesiAsopalav
34	Pipal
35	Badam

### Schedule 13 : Conversion for Road Widths

Following table shall be used for conversion of road widths from length unit of feet to metric:

Sr. No.	Road Width (Feet)	Road Width (Metres)
1	20.00	6.0
2	24.60	7.5
3	30.00	9.0
4	40.00	12.0
5	50.00	15.0
6	60.00	18.0
7	80.00	24.0
8	100.00	30.0

5.8 Schedule 14: Minimum Qualification and Experience Requirements for Fire Safety Professionals in a Building

(As per respective fire Regulation)

A. Fire Officer

1. Sub-officer Course (passed from reputed institute or college)

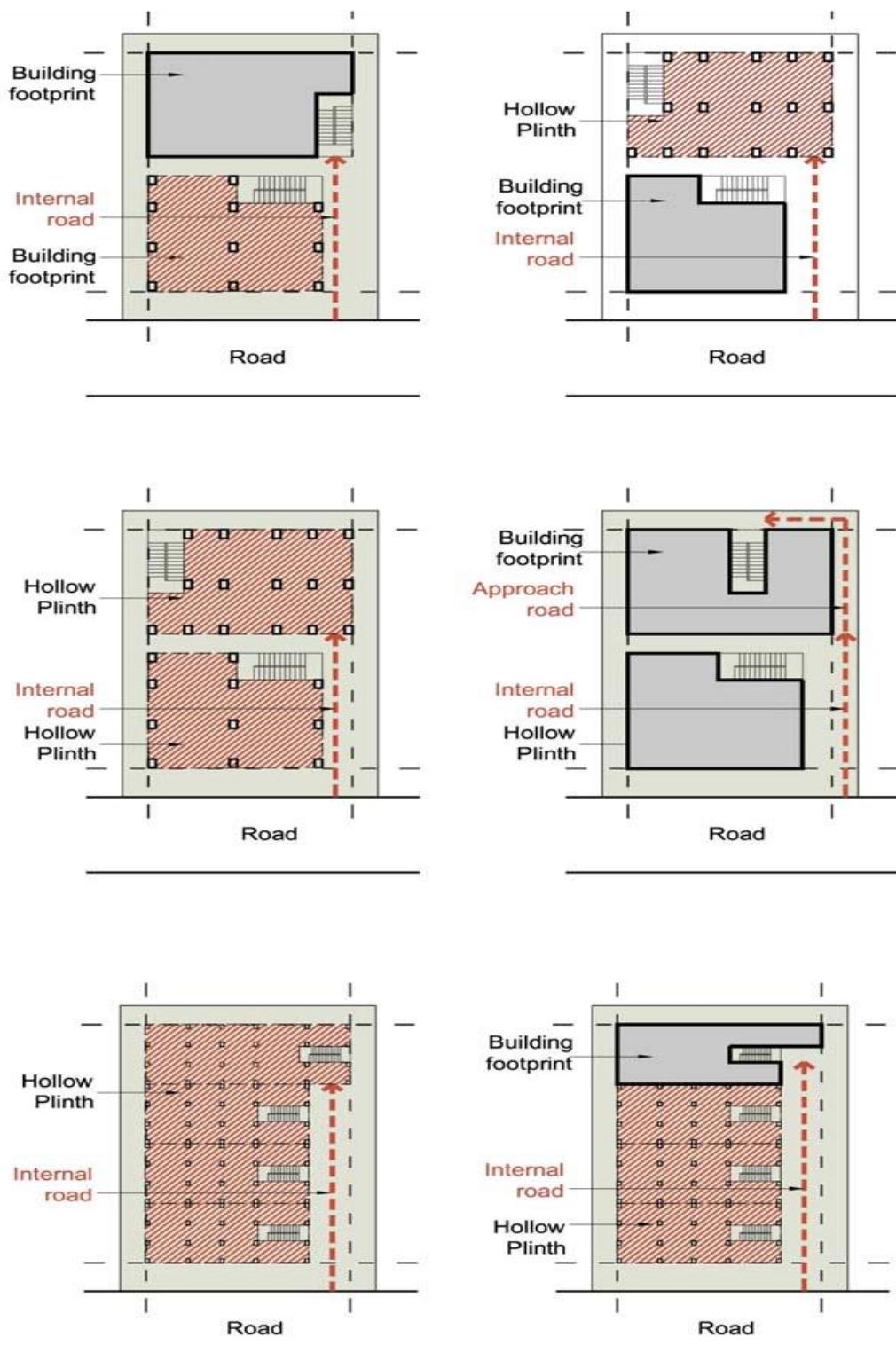
B. Fire Men

1. Elementary Training, or

2. ITI- Fire Men Course, or

3. 5 years' experience in City Fire Brigade

## 5.9 Schedule 15: Illustrations of Internal Road and Approach Road



## Schedule 16: Standalone Multi-Level Public Parking

Standalone multi-level public parking may be permissible in residential, commercial, PSP, industrial, recreational, agricultural and transportation land use classification. 5% of the built up area of the parking structure may be used for commercial activity. Other planning norms for such stand-alone parking buildings shall be as below:-

- i. MOS (Front) : 12 metres
- ii. All other three sides : 7.5 metres
- iii. Ground coverage : maximum 80 percent.
- iv. Building height : to be determined in each case by the Authority.
- v. Parking floors- Where the plot size is not less than 1000 sq. m. cover parking with a clear height of not more than 2.4 metres may be permitted on any floor of the building according to the requirement of the FAR. If such parking is provided on the entire floor area, then such parking floor would not be included in the height of the building.

## Schedule 17:Technical Audit Report

### Refer Regulation no.4.3, 4.4

A water storage tank shall be dug on marginal open Space of building so that rain water drains into the tank, and a tap at appropriate place shall be inserted for extraction of water from the tank and circulation of air. Stored water in the tank shall be used for house hold use such as waning clothes, floor sweeping and gardening.

For waste water of premises of 100 dwelling units a storage tank stall be dug as per proposal of Authority in marginal open space of building and on that tank a sewerage treatment plant shall be installed so that treated water can be used in gardening and plantation.

	Design	Comments
1	Design / Drawings available?	Y/N
	Design Category	
	Type Design?	Y/N
	Specific Design	Design to be collected to refer to Design Consultant /H.O.
	Drawing prepared/checked by competent Authority?	Y/ N
	Design Drawing/details	Y/ N
	Structural details included	Y/ N
	Earthquake/cyclone resistant features Included?	Y/ N
	Design verified/vetted by Dept./Govt. approved agency/competent authority?	Y/N
	Design changes approved by Dept./Govt. approved agency/competent authority	Y/N
2	Foundation	
	(2.1) Foundation used	Existing/ New
	(2.2.1) If existing foundation used	
	(2.2.1) Depth of foundation below ground	: <50 cm @ 50-70/> 70cm
	(2.2.2) Type of masonry	: Stone / Brcks / PCC Blocks
	(2.2.3) Thickness of masonry (above ground)	: 23cm /35 />35
	(2.2.4) Mortar used	Cement – Sand
	(2.2.5) Mix of cement mortar	As per NBC Indicate
	(2.2.6) Height up to Plinth	_____ Mtr. As per GDCR Y/N
	(2.2.7) If stone masonry	
	(2.2.7.1) Through Stones	Yes / No. If Yes Adequate/Inadequate

	(22.7.2) Corner Stones	Yes / No. If Yes Adequate/Inadequate
	(2.3) If a new foundation used	
	(2.3.1) Depth of foundation below ground	<50/50-70/>70 cm
	(2.32) Type of masonry blocks	Stone / bricks / PCC
	(2.3.3) Thickness of Masonry above plinth -	23cm/35/>35cm
	(2.3.4) Mortar used •	Cement-sand / lime / mud
	(2.3.5) Mix of cement mortar (1:4)/As Per NBC	Yes/No
	(2.3.6) Height up to plinth	_____ Mtr, As per GDCR Y/N
	(2.3.7) If stone masonry	
	(2.3.7.1) Through Stones	Yes / No. If Yes Adequate/Inadequate
	(2.3.7.2) Comer Stones	Yes / No. If Yes Adequate/Inadequate
	(2.4) Vertical reinforcement in foundation	: Yes ./ No
3	Walling	
4	(3.1) Type of masonry	: Stone/ Brick / PCC Blocks
	(32) Mortar used	: Cement- sand / Lime / Mud
	(3.3) Mix of cement mortar	: 1:4 /1:1.6/Leaner
	(3.4) Thickness of wall	: >23cm/23cm/23cm
	(3.5) Mixing of mortar	: OK /Not OK
	(3.6) Join property filled	: OK /Not OK
	(3.7) Wetting of bricks	: Good / Medium / Poor
	(3.8) 1 stone masonry	
	(3.8.1) Through Stones	: Yes/No
	(3.82) Corner Stones	: Yes / No
	(3.9) Overall workmanship	Good / Medium / Poor
	Roofing	
	(4.1) Type of roof	: Flat / Sloping
	(4.2) If sloped	: Morbid tiles / AC. sheet / G.I. sheet
	(4.3) Purlins	: Angle-
		Iron / Timber / NA
	(4.4) Truss type	
	(4.5) Anchorage with wall	: Adequate / Inadequate / NA

5	Materials	: Specifications must be conforming to NBC/Relevant IS Codes
	(5.1) Cement	
	(5.1.1) Source	Authorised Dealer / Market OPC/PPC/ PSC
	(5.1.2) Type of cement	Grade (33 / 43 / 53)
	(5.1.3) If OPC	OPC / PPC/ PSC
	(5.2) Sand	
	(5.2.1) Type of sand	Mild / Moderate / High
	(5.2.2) Presence of deleterious materials	
	(5.3) Coarse Aggregates	
	(5.3.1) Type coarse Aggregates	Gravel / Crushed Stone
	(5.3.2) Presence of deleterious material	Mild / Moderate / High
	(5.4) P.C.C. Blocks (Applicable for onsite production)	
	(5.4.1) Type of P.C.C. Blocks	Solid blocks/Hollow blocks
	(5.4.2) Ratio of concrete in block	
	(5.4..3) Interlocking feature	Yes / No
	(5.4.4) Course aggregates used	Natural / Crushed stone
	(5.5) Bricks Blocks, Stone etc.	
	(5.5.1) Strength (field assessment)	Low / Medium / High
	(5.5.2) Dimensional accuracy	Yes / No
	(5.6) Concrete	
	(5.6.1) Mix of concrete	(1:1 1/2:3)/(1:2:4)/ Design Mix
	(5.6.2) Batching	Weight batching/ Volume batch ing
	(5.6.3) Compaction	Vibrators / Thappies and rods
	(5.6.4) Workability	Low / Medium / High
	(5.6.5) Availability of water	Sufficient / Insufficient
	(5.6.6) Curing	Satisfactory/ unsatisfactory
	(5.7) Reinforcing Steel	
	(5.7.1) Type of Steel	Plain mild steel HYSD bars
	(5.72) Source	Authorised Dealer /Market
	(5.7.3) Whether IS Marked	Yes/No
	(5.7.4) Conditions of bars	Clean / Corrugated
	(5.7.5) Fixing of reinforcement as per drawing	Yes / No
	(5.7.6) Suitable cover	Yes/No

	(5.7.7) Spacing of bars	Regular / Irregular
	(5.7.8) Overlaps as per specifications	Yes / No
	(5.8) Form work	Timber/ Play board /Steel
	(5.8.1) Type of form work	Yes/No
	(5.8.2) Use of mould oil	
	(5.83) Leakage of cement slurry	: Observed / Not
	(5.9) Source	
	(5.9.1) Cement	
	(5.9.2) Sand	
	(5.9.3) Coarse Agg.	
	(5.9.4) Bricks	
	(5.9.5) PCC Blocks	
6.	Seismic resistance features	
	(6.1) Masonry Structure	Yes / No
	(6.1.1) Provision of band seat provided Adequate	Yes / No
	(6.1.1.1) Plinth level	: Yes/No
	(6.1.1.2) Sill level	Yes/No
	(6.1.1.3) Lintel level	: Yes / No
	(6.1.1.4) Roof level (if applicable)	Yes / No
	(6.1.2.) If sloped roof, whether seismic bands are provided at	
	(6.1.2.1) Gable wall top	: Yes / No
	(6.1.2.2) Eaves level	Yes / No
	(6.1.3) Proviso?) of vertical street in masonry at	: Yes / No
	(6.1.3.1) Each corner	Yes / No
	(6.1.3.2) Each T-junction	Yes / No
	(6.1.3.3) Each door joint	Yes / No
	(6.1.3.4) Around each window	Yes / No
	(6.1.4) Openings	Yes / No
	(6.1.4.1) Total width of openings (*-42% for double storey)	<50% / 50*-60% / >60% OK /Not OK
	(6.1.4.2) Clearance from corner	OK /Not OK
	(6.1.4.3) Pier width between tow opening	

## Schedule 18: Regulations for Gandhidham Development Authority

The Gandhidham (Development and Control on Erection of Buildings) Act - 1957. (Bombay Act No. XIX of 1958): Gandhidham Development Authority

## **Forms**

Form 1: Application for Registering as Person on Record

(Regulation No. 4.1.1)

To

The Chief Executive Authority / Municipal Commissioner/Chief Officer Urban Development Authority / Municipal Corporation/ Area Development Authority/ Nagarpalika

1. Name: \_\_\_\_\_

2. Local Address: \_\_\_\_\_

3. Permanent Address: \_\_\_\_\_

4. Telephone/Fax No: \_\_\_\_\_

5. Qualification: \_\_\_\_\_

6. Membership of Professional: \_\_\_\_\_

Associations (indicate appropriate professional affiliations)

7. Experience (No. of years): \_\_\_\_\_

8. Previous year's Registration: \_\_\_ No.

9. Name of Employer: \_\_\_\_\_

(if employed)

Sir/Mm,

Kindly register me as (Architect on Record/Engineer on Record/Structural Engineer on Record/Clerk of Works on Record/ FPCOR/ SOR/ Developer) of the Competent Authority. I meet with the minimum qualifications and competence requirements as specified in Regulation No. 4.0 and schedule 7.0. Relevant documents attesting to the same are attached herewith.

I hereby undertake to abide by all rules, regulations, standing orders, requisitions and instructions given by the Competent Authority and shall carry out my responsibilities as prescribed in the General Development Control Regulations. I also understand that if I fail to perform my responsibilities as above, the Competent Authority reserves the right to de-register me, forfeit my security deposit and take other appropriate action as defined in the General Development Control Regulations and as per the provisions of the Act.

Name of the Applicant:

Signature:

Date:

Form 2A: Certificate of Undertaking for Persons on Record

See Regulation No. 4.3.3, 4.4.1, 4.4.2, 4.4.3, 4.4.6, 4.5.1 and Schedule 2A, 2B, 2C and Regulation No. ....

To

The Chief Executive Authority / Municipal Commissioner/Chief Officer  
Urban Development Authority / Municipal Corporation/Area Development  
Authority/Nagarpalika

Proposed building: (Title of the work)

Plot No.: Area of the Plot:

Survey No.: City Survey No.:

Inward No.: Final Plot No.:

Sub Plot / Property No.: at Village:

Address of proposed building:

Name of the Owner / Developer:

Sir/Mm,

I , am currently registered as Architect on Record with the Competent Authority.

I, hereby certify that I am appointed as the Architect on Record to prepare the plans, sections and details as required under the Development Regulations for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall be carried out under my direction and supervision of supervisor or owner, as per the approved drawings. I am fully conversant with the provisions of the Regulations, which are in force, and about my duties and responsibilities under the same and I undertake to fulfill them in all respects, except under the circumstances of natural calamities.

1) I, am currently registered as Engineer on Record with the Competent Authority.

I, here by certify that I am appointed as the Engineer on Record to prepare the plans, sections and details as required under the General Development Control Regulations for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall be carried out under my direction and supervision of supervisor or owner, as per the approved drawings. I am fully conversant with the provisions of the Regulations, which are in force, and about my duties and responsibilities under the same and I undertake to fulfil the min all respects, except under the circumstances of natural calamities.

2) I am currently registered as Structural Engineer on Record with the Competent Authority as per Regulation No.4.3.3,4.4.3and Schedule 2A, 2B, 2C

This is to certify that I, am appointed as the Structural Engineer on Record to prepare the structural report, structural details and structural drawings for the above mentioned project. I am fully conversant with the Regulations and of my duties and

responsibilities under the Regulations and assure that I shall fulfil them in all respects. I have prepared and signed the structural design and drawings of the proposed building as per the prevailing Indian Standard Specifications and further certify its structural safety and stability in design.

- 3) I, am currently registered as Clerk of Works on Record with the Competent Authority as per RegulationNo.4.3.3, 4.4.4 and Schedule 2A, 2B, 2C

This is to certify that I, am appointed as the Clerk of Works on Record for the above mentioned

project.I,amfullyawareofmydutiesandresponsibilitiesundertheRegulationsandassurethat I shall fulfil them in all respects.. I shall undertake all necessary measures, including butnot limited to adequate inspection during construction, to ensure that the construction of the building is undertaken in accordance with the detailed design and specifications provided by (name of the Architect on Record)and\_(name of the Structural Engineer on Record), and, with the sanctioned design and specifications.

- I under take not to supervise more than ten works at a given time as provided in Development Regulations.
- I undertake not to supervise work simultaneously at one point of time on any other sites during my supervision of the execution of this work.

I fully understand that in case my certificate is found to be false, or if it is found that I have not fulfilled my responsibilities as prescribed therein, the Competent Authority shall be at liberty to penalize me as per the provisions of the Act.

- 4) I, am currently registered as Fire Protection Consultant on Record with the Chief Fire Officer. and as per RegulationNo.4.3.3, 4.4.6 and Schedule 2A, 2B, 2C

I, is hereby certify that I have been appointed as the Fire Protection Consultant on Record of the proposed building. I am fully conversant with the Regulations and of my duties and responsibilities under the Regulations and as sure that I shall fulfil the min all respects. I have prepared and signed the fire safety drawings of the proposed building as per the Regulations and further certify its fire safety.

I, is fully understand that in case my certificate is found to be false, or if it is found that I have not fulfilled my responsibilities as prescribed there in,the Competent Authority shall be at liberty to penalize me as per the provisions of the Act.

- 5) I, am currently registered as supervisor of Works on Record with the Competent Authority per Regulation No. 4.3.3, 4.4.5 and Schedule 2A, 2B, 2C

This is to certify that I am appointed as the supervisor of Works on Record for the above mentioned project. I am fully aware of my duties and responsibilities under the Regulations and assure that I shall fulfil the min all respects. I shall undertake all necessary measures, including but not limited to adequate inspection during construction, to ensure that the construction of the building is undertaken in accordance with the detailed design and specifications provided by

\_\_\_\_(name of the Architect on Record) and \_\_\_\_ (name of the Structural Engineer on Record), and, with the sanctioned design and specifications.

- I undertake not to supervise more than ten works at a given time as provided in Development Regulations.
- I undertake not to supervise work simultaneously at one point of time on any other sites during my supervision of the execution of this work.

I fully understand that in case my certificate is found to be false, or if it is found that I have not fulfilled my responsibilities as prescribed therein, the Competent Authority shall be at liberty to penalize me as per the provisions of the Act.

As per Regulation No. 16 and Schedule 2A of this Comprehensive General Development Control Regulations we all undersigned except Fire Protection Consultant on Record

1. Certified that the building plans submitted for approval satisfy the safety requirements as stipulated under Building Regulation No. 16 and the information given therein is factually correct to the best of our knowledge and understanding.
2. It is also certified that the structural design including safety from hazards based on soil conditions shall be duly incorporated in the design of the building and these provisions shall be adhered to during the construction

Name of EOR Registration No.: Address: Tel. No.: Signature: Date:	Name of SEOR: Registration No.: Address: Tel. No.: Signature: Date:
Name of Clerk of Works: Registration No.: Address: Tel. No.: Signature: Date:	Name of FPCoR: Registration No.: Address: Tel. No.: Signature: Date:
	Signature of Owner with date Name Address

SPECIAL BUILDING INFORMATION SCHEDULE (TO BE ANNEXED WITH FORM 2D) (In case of small houses of one or two storeyed load bearing masonry construction)

Building address	Sub-Plot No. RS No/F.P. No/ Colony	T.P. Scheme Name/No.	Town:	Taluka:	District:	Reference
Building category	Type of Construction	Brick masonry or other rectangular units OR Dressed stone masonry OR RCR masonry				
Location	Seismic zone	V OR IV OR III				Table : 1
	Design intensity (MM/MS K)	IX OR VIII OR VII				Table : 1
	Cyclone zone	20% OR 40% OR 50% OR 60% OR 75% OR 80% OR 100%				Table : 2
Foundation	Soil type at site(Note 2)	Rocky/Stiff	Medium	Soft/Black Cotton Soil	Liquefiable Ref.(1)	Table : 3
	Depth of water table below GL	In Meter:				
	Type of footing/ Foundation used	Strip with or without sand bed	Individual column footing	Under-rear piles	*Any other (specify)	
Super-structure	Storeys etc.	Basements:0/1	G.F:	1st Floor	2nd Floor	Water tank on roof Capacity(in ltr)=
	Mortar	C:S = 1:4	C:L:S =1:1:6	*Any other(Specify)		
	Floors	RC slabs	Stone slabs on joists	Prefab flooring Element s on beams	*Any other (specify)	
	Roof	Flat like floors/ Sloping	Trussed/raftered/'A' frame/Sloping RC slab			*Any other(specify)
	Roof covering	CGI sheeting	AC sheets		Morbi tiles	*Any other (specify)
Safety of	Bracing provided	In plan Yes/No/NA	In plane of rafters Yes/No/NA	In plane of vertical columns Yes/No/NA		Cyclone guidelines

SPECIAL BUILDING INFORMATION SCHEDULE (TO BE ANNEXED WITH FORM 2D) (In case of small houses of one or two storeyed load bearing masonry construction)

Sloping roof where used	Roof anchorag e	To walls by Bolt : length(in cm) =						
	Connectio ns	Connecting to Purlins J-bolt /wire		Purlins to rafters : Bolt/Wire		Truss elements Welding/Bolts/Nails/		
Load bearing wall building	Opening in walls	Control used on sizes Yes/No/NA		Control used on location Yes/No/NA		Strengthening around Yes/No/NA		GSDMA guidelines
	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/ N A	Construct ion Guidelines 11.3, 16.1
	Vertical bars	At corners of rooms Yes/No/NA		-		At Jambs of openings Yes/No/NA		Construct ion Guidelines Clause:11 .5, 18
	Stiffening of floors/roo f with separate units	RC screed & band Yes/No/NA		Peripheral band and connectors Yes/No/NA		Diagonal planks and alround band Yes/No/NA		Construct ion Guidelines Clause:11 .4, 17
<p>Note:</p> <p>A. The POR shall encircle appropriate data/fact or Give relevant fact/data where option is not given or Specify particular fact/data where options are not applicable in your case.</p> <p>B. Ref:</p> <ol style="list-style-type: none"> <li>1. Guidelines for reconstruction and new construction of houses in Kachchh earthquake affected areas of Gujarat - Gujarat State Disaster Management Authority, Govt. of Gujarat - June, 2001.</li> <li>2. Guidelines for cyclone resistant construction of buildings in Gujarat - Gujarat State Disaster Management Authority, Govt. of Gujarat - December, 2001</li> </ol>								

## Form 3: Notice to the Competent Authority of Non-Compliance of Building to Sanctioned Design and Specifications

(See Regulation Nos.4.4.1, 4.4.2, 4.4.3, 4.4.4, and 4.4.5, 4.4.6)

To

## The Chief Executive Authority/Municipal Commissioner /Chief Officer

Urban Development Authority/Municipal Corporation/Area Development Authority/  
Nagarpalika

## Proposed building:

(Title of the work)

**Plot No.:** \_\_\_\_\_ **Area of the** \_\_\_\_\_

**Survey No.:** \_\_\_\_\_ **City Survey No.:** \_\_\_\_\_

Inward No.: Final Plot No.:

**Sub Plot / Property No.:** \_\_\_\_\_ **at Village :** \_\_\_\_\_

**Address of proposed building:**

Name of

Sir/Mm,  
I am currently registered as (Architect/Engineer/Structural Engineer/Clerk of Works/ Fire Protection Consultant) on Record with the Competent Authority. I have been appointed as(Architect/Engineer/Structural Engineer/Clerk of Works/Supervisor of Works/Fire Protection Consultant) on Record for the proposed building.

This is to bring to your notice that construction of the building is not being undertaken in accordance with the sanctioned design and specifications and/or with the following Development Regulations. Details of non-compliance are as follows:

1.  
2

Name:

Registration No.:

Address: \_\_\_\_\_  
\_\_\_\_\_

Tel. No.: Signature: Date: \_\_\_\_\_

#### Form 4: Notice to the Competent Authority of Discontinuation as Person on Record

See Regulation No.4.4.1, 4.4.2, 4.4.3, 4.4.4, and 4.4.5, 4.4.6

To

## The Chief Executive Authority / Municipal Commissioner/Chief Officer

Urban Development Authority / Municipal Corporation/ Area Development Authority/  
Nagarpalika

## Proposed building:

(Title of the work)

**Plot No.:** \_\_\_\_\_ **Area of the Plot:** \_\_\_\_\_

Survey No.: City Survey No.:

Inward No.: Final Plot No.:

**Sub Plot / Property No.: at Village:**

Address of proposed building:

Name of the Owner / Developer:

Sir/Mm,

This is to bring to your notice that I have been relieved of my responsibility/have relieved myself of my responsibility as (Architect/Engineer/Structural Engineer/Clerk of Works/Supervisor of Works) on Record for the proposed building, with effect from (date).

I wish to place on record that with effect from the said date, I shall neither be associated with this building nor be responsible for its compliance to the sanctioned design and specifications and to the Development Regulations.

Name:

Registration No.:

### Address:

Form No. 5.Application for Development Permission for Building

See Regulation No. 3.6.1

FORM NO. C. (See Rule -9)

Application for development permission under sections 27, 34 and 49 of G.T.P. & U. D. Act. 1976/ The Notice u./s. 253 and 254 of the G.P.M.C. Act, 1949.

To,

The Chief Executive Authority/Chief Officer/Municipal Commissioner,  
Urban/ Area Development Authority/ Nagarpalika/Municipal Corporation

Owner's/  
Applicant's  
self-attested  
photograph

I/We hereby apply for permission for development as described in the accompanying maps and drawings. The names of the persons employed by me for the preparation of plans, structural details and supervision of the work area as under:

a) The plans are prepared by Registered Architect/Engineer: \_\_\_\_\_ (pl Specify the license number and date of expiry)

b) The structural report, details and drawings are to be prepared and supplied by Registered

Structural Engineer: \_\_\_\_\_ (pl Specify the license number and date of expiry)

c) The site supervision of the construction work will be done by Registered Clerk of Work (if Applicable): \_\_\_\_\_ (pl Specify the license number and date of expiry)

I have read the Development Regulation framed by the Authority under the provisions of the relevant Act and claim to be fully conversant with it. I shall fulfill my duties and responsibilities in accordance with the provisions of the Development Regulations.

Signature of Owner/Developer or Authorized agent of owner

Date:

	Title	Details
1	Ownership Details	
1.1	Applicant's Name	
1.2	Postal Address for correspondence	
1.3	Address of Land in Question	
1.4	Applicants interest/title in land with respect of record of rights	
2	Land Details - Legal	
2.1	Land Description	
2.2	Village Name	
2.3	TPS/Revenue village/Gamtal	

2.4	FP No/ Revenue Survey No./ C S No					
2.5	Sub-Plot No/Tenement No					
2.6	Ward					
2.7	Zone					
2.8	Details of Approval before taken.					
3	Type of Case for Application					
3.1	New / Revision/ Reopen/ Renewal/ Addition/Alteration					
4	Land Occupancy Type Existing	Tick as applicable	Land Occupancy Type- Proposed	Tick as applicable		
4.1	Vacant		Vacant			
4.2	Partly - Built		Partly - Built			
4.3	Fully - Built		Fully - Built			
5	Site Details					
	Width of Road Abutting theSite	TP Road	Non TP Road/DP Road/Other Road	BRTS Corridor		
5.1	Road 1: Front Side					
5.2	Road 2: Other than Front Side					
5.3	Road 3: Other than Front Side					
5.4	Road 4: Other than Front Side					
	Seismic Details	Yes/ No	Zone No.	Details		
5.5	Seismic Zone					
	Water Supply	Available by Local Government/Authority			Bore Well	
5.6	Water Supply Facility in Building-unit					
	Drainage	Available by Local Government/Authority			Not Available	
5.7	Drainage Facility in Building- unit					
	Storm Water	City Network			Percolation Pit/ Percolating Well/ Recharge Pit	
5.8	Storm Water Facility in Building-unit					
	Solid Waste Disposal	Local Government/Authority			None	
5.9	Solid Waste Disposal Facility in Building-unit					
	Electricity	Available by Torrent/GEB/Other			None	
5.10	Electricity facility in Building- unit					
6	Land-Use Details					
A	Existing Use	Details				
	Use	Use Sub- type	Total Units	Max. No .of Floor	Max. Building Height.	Total Built- up Area
6.1	Residential					

6.2	Commercial					
6.3	Mixed Use					
6.4	Industrial					
6.5	Others (please specify)					
B	Proposed Use	Details				
6.6	Residential					
6.7	Commercial					
6.8	Mixed Use					
6.9	Industrial					
6.10	Others (please specify)					
Attachments: Annexure as above regulation						

Form 5A: Application for Development Permission for Brick-kiln, Mining and Quarrying

FORM NO. C(a)

(See Rule -9 and Regulation No. 3.6.1)

Application for permission of Brick-kiln, Mining and Quarrying under Section – 27, Gujarat Town

Planning and Urban Development Act, 1976.

To,

The Chief Executive Authority/Municipal Commissioner/Chief Officer

Urban Development Authority/Municipal Corporation/Area Development Authority/  
Nagarpalika

I/We hereby apply for permission for development as described below. I/We are applying for development on this land for the first time. I/We certify that all terms and conditions laid down in the development permission granted during last year/previous years have been scrupulous observed.

Form 5A: Application for Development Permission for Brick Kiln, Mining and Quarrying		
1	Ownership Details	
	Applicant's Name	
	Postal Address for correspondence	
	Address of Land in Question	
	Applicants interest/title in land with respect of record of rights	
2	Land Details - Legal	
	Land Description	
	Village Name	
	TPS/ Revenue village/ Gamtal	
	FP No/ Revenue Survey No./ C S No	
	Sub-Plot No/Tenement No	
	Details of 7/12 attached	
	Ward	
	Zone as per sanctioned DP	
Details of Approval before taken.		
3	Was land in question used for brick-kiln/mining/quarrying in the past?	
	Yes/ No	If YES please specify the details below

4	Whether Development Permission and N.A. permission were obtained in past?	
	Yes/ No	If YES please specify the details below
5	Total area of land in question:	
6	Present Use of Land:	
7	Proposed Use of Land:	
8	Mention the area of land used for above mentioned uses so far (sq.mt).Indicate the same on site plan	
9	Mention the proposed area to be used. (sq.mt) Indicate the same on site plan	
10	Mention the duration for which permission is sought (in month/year)	
	Mention time-limit for completion or termination of such use (in month/year)	
11	For Renewal of Permission	
	Case No. and Date of previous Permission	
	Amount of the Security Deposit	
Attachments: Annexure as above regulation		

Signature of Owner/Developer or Authorized agent of owner

Date:

Form 6A: Area Statement for Buildings

(See Schedule 2A)

FORM 6A: AREA STATEMENT			
<b>Area Statement For Land</b>			
No	Title	Details (Area in sq.mt)	Supporting Documents Provided Yes/ No/ Not required
A	Building-unit Area		
A.1	(a) As per Revenue Record		
A.2	(b) As per TPS Record		
A.3	(c) Per site condition		
B	Deduction Area		
B.1	(a) Roads (proposed or under process)		
B.2	(b) reservations (under TP or DP or any other Statutory Plans/Under provision of GDR)		
B.3	Area- not in possession		
B.4	Other		
C	Net Area		
<b>EXISTING</b>			
No	Title	Details(Area in sq.mt/ Nos./ mt)	Supporting Documents Provided Yes/ No/ Not required
		Required	Provided
1	Common Plot		
2	Width of Road Side Margin		
2.1	Width of Other than Road Side Margin		
2.2	Total Marginal Area		
3	Width of Internal Road		
3.1	Internal Road Area		
4	Total Permissible Ground-coverage		

5	Permissible FSI - Base (as per old DP)				
6	Permissible FSI - Chargeable				
7	FSI Consumed				
8	Ground Coverage				
8	Use	Use Sub-type	Total Built-up Area (in sq.mt)	No of Units	Drawings Provided Yes/ No
	Existing Use - as per old DP				
8.1	Residential				
8.2	Commercial				
8.3	Mixed Use				
8.4	Industrial				
8.5	Others (please specify)				
8.6	Total				
9	Floors	Numbers of Units	Floor Area/ Built-up Area/FSI (in sq.mt)	Payment FSI (in sq.mt)	

Provide Details for individual Building

9.1	Hollow Plinth			
9.2	Ground Floor			
9.3	Typical Floor			
9.4	Floors other than Typical Floor			
9.5	Total			
9.6	Total of all buildings			
9.7	Building	Building Height in mt	Number of Floors	
10	Dwelling Units	Numbers of Units	Total Unit Area (in sq.mt)	Details of unit area (Size) of Individual Unit (in sq.mt)

Provide Details for individual Building

10.1	1BHK			
10.2	2BHK			
10.3	3BHK			
10.4	4BHK			
10.6	More than 4BHK			
10.7	Others (eg. Studio units, penthouse etc.)			
10.8	Other than Dwelling Units			

10.9	Total			
10.10	Total of all buildings			
11	Basement	Number of Basement	Area per Basement (in sq.mt)	Total Basement Area
11.1	Basement 1:Area			
11.2	Basement 2: Area			
11.3	Others			
<b>Existing Area Statement For Parking</b>				
12	Parking	Area (in sq.mt)	Percentage (%)	
12.1	Area under parking (including visitors parking)		% of Total Built-up Area	
12.2	Visitors Parking		% of Total Parking Area	
12.3	Covered Parking		% of Total Parking Area	
12.4	Open Parking		% of Total Parking Area	
20.10	Sports & Leisure			
20.11	Parks			
20.12	Service establishment			
20.13	Industrial			
20.14	Storage			
20.15	Transport			
20.16	Agriculture			
20.17	Temporary Use			
20.18	Public Utility			
20.19	Public Institutional			
20.20	Total			
21	Floors/Levels	Numbers of Units	Floor Area/ Built-up Area/FSI(insq.mt)	Payment FSI(in sq.mt)
<b>Provide Details for individual Building</b>				
21.1	Basement			
21.2	Hollow Plinth			
21.3	Ground Floor			
21.4	Typical Floor			
21.5	Floors other than Typical Floor			
21.6	Total			
21.7	Total of all buildings			
22	Dwelling Units	Numbers of Units	Total Unit Area(insq.mt)	Details of unit area (Size)of Individual Unit(insq.mt)
<b>Provide Details for individual Building</b>				
22.1	1BHK			
22.2	2BHK			
22.3	3BHK			

22.4	4BHK			
22.5	MoreThan4BHK			
22.6	Others(eg. Studio units, pent house etc.)			
22.7	Other than Dwelling Units			
22.8	Total			
22.9	Total of all buildings			
23	Dwelling Units	Carpet Area of each Unit (insq.mt)	Details of Balcony & Vernadah area (Size)of Individual Unit (in sq.mt)	Proportionate Common Amenities area in Sq.mt.
23.1	Ground Floor			
23.2	First Floor			
24	Building	Building Height in meters		Number of Floors

#### PROPOSED AREA STATEMENT FOR PARKING

24	Parking	Area(insq.mt)	Percentage(%)
24.1	Parking Area required as per Regulation( please specify in% as well as area)		%of Total Built-up Area
24.2	Proposed Parking Area (please specify in % as well as area)		%of Total Built-up Area
24.3	Visitors parking area required at Ground Level (please specify in % as well as area)		%of Total Built-up Area
24.4	Visitors parking area provided at Ground Level (please specify in % as well as area)		%of Total Built-up Area
25	Parking	Area (insq.mt )	No. of Parking spaces for 2-heelers
25.1	Proposed Parking on Ground Level(including Hollow Plinth)		No. of Parking spacesfor4- wheelers
25.2	Proposed Parking on Basement Level		
25.3	Proposed Parking on levels above Hollow Plinth		
12.3	Covered Parking		
12.4	Open Parking		
25.4	Total		

Build-to-line				
<b>*BUILDING-UNIT(PLOT) AS MENTIONED IN LOCAL AREA PLAN, PLEASE PROVIDE THE FOLLOWING DETAILS.</b>				
1	Length of Build-to-Line	In meters		
2	Length of Build-to-Line coinciding the front façade of the building	In meters		
3	Percentage of length of Build-to-line coinciding the front façade of the building	%		
Proposal Details				
Description of proposed property				
List of Drawings	No. of Copies	North	Scale of drawing	Remarks
Plans				
Layout Plan				
Site plan				
Detailed Plan				
Sections				
Elevations				
Services & Amenities Plan				
Landscape Plan				
Ref Description of last approved plans (if any)	Date			

	A	Area Statement	Sq Mts.					
For Subdivision/ Amalgamation/ Layout of Land	1.	Area of Plot/Plots		I. List of Drawing attached		No. of copies		
		Internal Road Area						
		Common plot/ Plots						
		Amalgamated Area (in caseof amalgamation)						
	2.	Deduction for :		II.Ref. & Description of Last approved plans if any	Date			
		(a) Proposed roads						
		(b) Any reservation						
		(c) Not in Possession						
		(d) Other						
SITE PLAN [under regulation no. <b>Error!</b> <b>eference source</b> <b>not found.</b> IV and VI (a)]Layout Plan [under regulation no. <b>Error!</b> <b>eference source</b> <b>not found.</b> VII(b)]		Total : (a+b+c+d)						
	3.	Net area of plot (1-2)						
	4.	(in case of Sub- Division)Common plot/ Plots Internal Roads				III. Description of proposed development and property		
	5	Balance area ofSub plot/sub plots (3-4)						
		Permissible F.S.I.						
		Total Built-up area permissible				IV.		
		Existing floor area		North line	Scale	Remarks		
		F.S.I.						
		Notes :						
				V. Certificate				
				Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot state on plan are as measure on site and the area so worked out tallies with the area stated in document of ownership/T.P.record. Architect/Engineer Signature.				
				VI. Signatories				

				Signatory, Name and address with
				Regn. No.
				Owner/ Developer/
				Architect/
				Engineer/Clerk of works/Site supervisor

Form 6B: Area Statement for Subdivision and Amalgamation of Land

(See Schedule 2B)

Form 7: Grant/Refusal of Development Permission

See Regulation No. 3.6.3, 3.7.1, 3.7.2

FORM NO. D.

DEVELOPMENT PERMISSION

Permission is hereby granted/refused under Section 29(1) (i)/29(1)(ii)/29(1)(iii), 34, 49(1)(b) of the Gujarat Town Planning and Urban Development Act, 1976 / under Section 253 and 254 of Gujarat Provincial Municipal Corporation Act, 1949.

To

(Name of person)

For (Description of work)

On the following conditions/grounds

Conditions:(in case of grant)

Subject to the submission of detailed working drawings, and structural drawing(s) along with soil investigation report before the commencement of the work.

Grounds:(in case of refusal)

a. Documents/N.O.C. etc.:

Following documents/plans/N.O.C./undertakings as mentioned in form no. 1 are not submitted.

b. Site Clearance :

I. Site is not cleared as per the provisions of Development Plan with respect to

- Road line
- Reservations
- Zone
- Other (specify)

II. Site is not cleared as per the provision of T.P. Scheme..... with respect to

- Road
- Reservation
- Final plot
- Other (specify)

III. Proposed use is not permissible according to the width of road as per the Provision No.11.2.

c. Scrutiny of Layout :

Following provisions are not as per the Development Regulations :

- Set back
- Margin

- Common plot
- Internal roads
- Parking space
- Ground coverage
- Any other (specify)

d. Scrutiny of Building Requirements :

Following provisions are not as per the Development Regulations.

- F.S.I.
- Height
- Ventilation
- Open air space
- Provisions for Fire protection
- Any other (specify)

For The Chief Executive Authority / Municipal Commissioner /Chief Officer

Urban Development Authority / Municipal Corporation /Area Development Authority/  
Nagarpalika

## Form 8:Application for Revising Development Permission

(See Regulation No.3.7.1)

To

The Chief Executive Authority / Municipal Commissioner/Chief Officer  
Urban Development Authority / Municipal Corporation / Area Development Authority/  
Nagarpalika

## Proposed building:

(Title of the work)

Plot No.: Area of the Plot:

Survey No.: City Survey No.:

Block No. : Final Plot No.:

Sub Plot / Property No.:

**Address and location of proposed building:**

Sir/Mm,

I am the Owner/Developer of the plot and wish to undertake construction of the proposed building on the plot.

The Development Permission No. has been granted to me by the Competent Authority vide Letter No. dated . I wish to vary the sanctioned layout of the proposed building. I shall be responsible for ensuring that the building complies with the General Development Control Regulations.

I request that the Revised Development Permission be granted to me.

Name of the Owner/Developer:

**Address:**

Tel. No.:

Signature: Date:

Form 9:Application for Revalidating Development Permission

(See Regulation No. 3.7.2)

To

The Chief Executive Authority / Municipal Commissioner /Chief Officer  
Urban Development Authority / Municipal Corporation /Area Development Authority/  
Nagarpalika

Proposed building:

(Title of the work)

Plot No.:                          Area of the Plot:

Survey No.:                          City Survey No.:\_

Block No. :                          Final Plot No.:

Sub Plot / Property No.:

Address and location of proposed building:

Sir/Mm,

I am the Owner/Developer of the plot and wish to undertake construction of the proposed building on the Building-unit.

The Development Permission has been granted to me by the Competent Authority vide Letter

No.                          dated . The Development Permission that was issued on

(date) by the Competent Authority shall lapse on

(date) due to

I shall be responsible for ensuring that the building complies with the General Development Control Regulations. I request that the Revalidated Development Permission be granted to me.

Name of the Owner/Developer:

Address:

Tel. No.:

Signature: Date: `

Form 10: Notice for Commencement of Construction

(See Regulation No. 5.5.1)

To

The Chief Executive Authority / Municipal Commissioner/Chief Officer  
Urban Development Authority / Municipal Corporation /Area Development Authority/  
Nagarpalika

File No: Dated:

Proposed building:

(Title of the work)

Plot No.: Area of the Plot:

Address and location of proposed building:

Sir/Mm,

This is to notify you that the construction of the proposed building shall commence on ..... (date). The construction of the building shall be undertaken in compliance with the sanctioned drawings and the Development Regulations.

Enclosed with this Notice are:

- 1) Detailed Working Drawings including structural design and specifications duly verified and certified by the AOR or EOR and SEOR for the project.

Name of AOR/EOR Registration No.: Address: Tel. No.: Signature: Date:	Name of Clerk of Works: Registration No.: Address: Tel. No.: Signature: Date:
	Signature of Owner with date Name Address

Form 11: Notice of Progress of Construction

(See Regulation No. 5.5.3)

To

The Chief Executive Authority / Municipal Commissioner /Chief Officer  
Urban Development Authority / Municipal Corporation Area Development Authority/  
Nagarpalika

File No: Dated:

Proposed building:

(Title of the work)

Plot No.: Area of the Plot:

Address and location of proposed building:

Sir/Mm,

This is to notify you that the construction of the proposed building has reached the following stage:

No Stage Date

1. Plinth level
2. Ground Floor
3. Middle storey
4. Last storey

The construction of the building is in compliance with the sanctioned drawings and the General Development Control Regulations. We declare that the amended plan is not necessary at this stage.

Name of AOR/EOR  Registration No.:  Address:  Tel. No.:  Signature:  Date:	Name of Clerk of Works:  Registration No.:  Address:  Tel. No.:  Signature:  Date:
	Signature of Owner with date  Name  Address

Form 12: Notice of Completion of Construction and Compliance Certification

(See Regulation No. 3.9.1)

To

The Chief Executive Authority / Municipal Commissioner /Chief Officer  
Urban Development Authority / Municipal Corporation /Area Development Authority/  
Nagarpalika

File No: Dated:

Proposed building:

(Title of the work)

Plot No.: \_Area of the Plot:

Address and location of proposed building:

Sir/Mm,

This is to notify you that the construction of the proposed building has been completed under our supervision.

We hereby certify that the construction of the building has been undertaken in compliance with the sanctioned drawings and the General Development Control Regulations. We declare that the building is to be used for \_\_\_\_\_ purpose as per approved plan and it shall not be changed without obtaining written permission.

Any subsequent change from the completion drawings will be our responsibility.

Name of AOR/EOR Registration No.: Address: Tel. No.: Signature: Date:	Name of SEOR Registration No.: Address: Tel. No.: Signature: Date:
	Signature of Owner with date Name Address

Form 13: Application for Building Use Permission

(See Regulation No. 3.9.1, 3.9.3)

To

The Chief Executive Authority / Municipal Commissioner/Chief Officer

Urban Development Authority / Municipal Corporation/Area Development Authority/  
Nagarpalika

File No: Dated:

Proposed building:

(Title of the work)

Plot No.: Area of the Plot:

Address and location of proposed building:

Sir/Mm,

This is to notify you that the proposed building/ part of the building has been completed in compliance with the sanctioned drawings and the General Development Control Regulations.

Enclosed with this application are:

1. Notice of Completion of Construction and Compliance Certification as prescribed in Form No. 12;
2. One set of Completion Plans and as-built drawings, duly certified by the POR;
3. Form No. 2A: Certificates of Undertaking by the Architect on Record or Engineer on Record; and form No. 2E: Certificates of undertaking by the FPCOR
4. Form No. 2A: Certificates of Undertaking by the Structural Engineer on Record,
5. Form No. 2A: Certificates of Undertaking by the Clerk of Works on Record,
6. Clearance from Chief Fire Officer, Ahmedabad, as applicable & mentioned in Schedule No.22
7. A copy of valid Registration Certificate of the Persons on Record issued by the Competent Authority.
8. Certificate of lift Inspector (Govt. of Gujarat) for buildings taller than 15 mt.

We request that the Building Use Permission be granted to the building. Any subsequent change from the completion drawings will be our responsibility.

Name of the Owner/Developer:

Address:

Tel. No.:

Signature: Date:



Form 14: Grant/Refusal of Building Use Permission

See Regulation No. 3.9.1

To

File No: Dated:

Proposed building:

(Title of the work)

Plot No.: Area of the Plot:

Address and location of proposed building:

With reference to your Application No: \_\_\_\_\_ dated: \_\_\_\_\_, I am directed to inform you that the Building-unit has been inspected on date \_\_\_\_\_ and the development is as per sanctioned design and specifications; and that Building Use Permission has been granted. The building/part of building may be used as per sanctioned drawings. This Building Use Permission is to be read in conjunction with all other documents and drawings which are enclosed as per the provisions of Regulation No 6 and its Schedules, and that all such documents, drawings and specifications form part of this Building Use Permission.

OR

With reference to your Application No: \_\_\_\_\_ dated: \_\_\_\_\_, I am directed to inform you that the Building-unit has been inspected on date \_\_\_\_\_ and that a Building Use Permission has not been granted on the following grounds:

- 1.
- 2.

Yours faithfully

For The Chief Executive Authority / Municipal Commissioner/ Chief Officer  
Urban/Area Development Authority / Municipal Corporation/ Nagarpalika

Form 15: Structural Inspection Report

(Maintenance of Building - See Schedule 6)

(This form has to be completed by registered Structural Engineer on Record after his site inspection and verification regarding compliance of all recommendation by the owner, which in the opinion of the registered Structural Engineer on Record is necessary for safety of the structure)

N	Description	Information	Notes
1.	Title, Location and Address of the building including T.P.No.F.P.No.etc		
2.	Name of Present Owner		
3.	Name of Structural Engineer on Record		
4.	Use of the building		
5.	Year of construction Year of subsequent additions Nature of additions or alterations		
6.	Date of Last Inspection Report SEOR for Last Inspection Report		
7.	Class1Building		
8.	Class2Building		
9.	Type of structure <input checked="" type="checkbox"/> Load bearing walls <input checked="" type="checkbox"/> R.C.C frame <input checked="" type="checkbox"/> R.C.C frame and Shear walls		
10.	Soil data <input checked="" type="checkbox"/> Type of soil <input checked="" type="checkbox"/> Design safe bearing capacity <input checked="" type="checkbox"/> Any change subsequent to construction <input checked="" type="checkbox"/> Any open excavation pit <input checked="" type="checkbox"/> Any water body nearby <input checked="" type="checkbox"/> Proximity of drain <input checked="" type="checkbox"/> Underground water tank		IS:1893Cl.6.3. 5.2 IS:1904

(a)Function	(b)Framed construction							
	1 Residence(with or without shops)	2 Apartments (with or Without shops)	3 Office Bldg.	4 Shopping centre	5 School, College	6 Hostel	7 Auditoria	8 Factory
	1	2	3	4	5	6	7	8
A. Load bearing masonry wall construction								
Framed structure								
Construction and structural materials	Critical load bearing element	Brick	RCC	Stone	Timber	Steel		
	Roof Floor	RCC	Timber	RBC	Steel	Jack-arch		

Part2 Loadbearing masonry buildings			
	Description	Information	Notes
1.	Building category		
2.	Any cracks in masonry walls		
	Extent of cracks		
	Location of cracks		
	Sketch of cracks, if necessary		
3.	Recommendations, if any		
Part3ReinforcedConcreteframedbuildings			
	Description	Information	Notes
1.	Type of Building		
2.	Any cracks in beams		
	Extent of cracks		
	Probable causes		
3.	Any cracks in columns		
	Extent of cracks		
	Probable causes		
4.	Any cracks in slab		
	Extent of cracks		
	Probable causes		

	Spilling of concrete or plaster of slab		
	Corrosion of Reinforcement		
5.	Cover Spell		
<b>Part 3 Reinforced Concrete framed buildings</b>			
	Description	Information	Notes
6.	Exposure of reinforcement		
7.	Subsequent damage by user for taking pipes, conduits, hanging fans or any other fixtures, etc.		
8.	Loads in excess of design loads		
9.	Recommendations, if any		
<b>Part 4 Buildings in Structural Steel</b>			
	Description	Information	Notes
1.	Building category		
2.	Painting		
3.	Corrosion		
4.	Joints, nuts, bolts, rivets, welds, gusset plates		
5.	Bending or buckling of members		
6.	Base plate connections with columns of pedestal		
7.	Loads in excess of design loads		
8.	Recommendations, if any		

This is to certify that the above is a correct representation of facts as given to me by the owner and as determined by me after Site Inspection to the best of my ability and judgment.

The recommendations made by me to ensure adequate safety of the structure are compiled with by the owner to my entire satisfaction

Name of the SEOR:

Registration No.:

Address:

Tel. No.:

Signature: Date:

Form 16:Fire Safety Certificate

(See Regulation, Schedule 6)

To

The Chief Executive Authority / Municipal Commissioner /Chief Officer  
Urban Development Authority / Municipal Corporation/Area Development Authority/  
Nagarpalika

Existing Building:

Survey No.: City Survey No.:\_

Block No. : Final Plot No.:

Sub Plot / Property No.:

Address and location of existing building:

Name of Owner:

Type of Structure:

Sir/Mm,

I am currently registered as Fire Protection Consultant on Record for the above building.

This is to notify that I have inspected the above building on \_\_\_\_\_ and to the best of my knowledge; I certify that the fire safety of the building has not been compromised due to lack of maintenance.

Name of the FPCOR:

Registration No.:

Address:

Tel. No.:

Signature: Date:

Form 17: Undertaking for Built up area up to 125.00sq.mt.

(See Regulation no. 3.6, 3.7)

**AFFIDAVIT**

I, under signed Shri/Smt/Kum. .... Engineer/Architect having Registration No. .... is appointed by the owner. I hereby certify that, for the development on land bearing revenue survey No./Block No./City Survey No. .... of Village ..... T.P. Scheme No. .... O.P. No. .... F.P. No. .... . Designated as ..... zone in the development plan of ..... Area/Urban Development Authority. The brief of proposed construction the specified here under. I have scrutinized the plans, documents and other information to be submitted for getting the development permission of a residential unit. I have, after due diligence and proper inquiry found to be in compliance with the regulations. I hereby affirm and allow the owner to commence the construction of building from ..... on the aforesaid land with the following conditions. Further I certify that, for the aforesaid development the layout is sanctioned, a valid Non Agriculture Permission is issued by relevant authority, the built-up area does not exceed 125 sq.mt. and the existing building is owned by the single owner and for which the permission is issued by the competent authority.

I have verified all documents and found to be authentic. I further assure that the owner shall:

- a. comply all regulations required for safety,
- b. carryout the work as per the attached plan which is as per the sanctioned General Development Control Regulations(GDCR), Rules, Regulations, Standing Orders issued by competent authorities.
- c. submit the plans as per regulation before the commencement of the work.

I understand that in case any of the aforesaid conditions/permission/responsibilities are not complied then the competent authority reserves the right to revoke my registration and forfeit my security.

I, Shri/Smt/Kum. .... under signed owner of the above mentioned Land/building hereby declare that the undersigned architect/engineer is appointed by me and is authorized to make representation/application with regard to aforesaid development to any of the authorities. I further declare that I am aware of all the action taken or representation made by the architect/engineer authorized by me. I further declare that during construction I will appoint supervisor/clerk of works as required under regulations. Also I submit that I abide to remove whole or part of the construction, at my cost and risk and as advised by the competent authority or architect/engineer.

If any deviation will found by the supervisor or any person of the concerned authority, I and the owner abide to remove whole/partial construction as shown by authority within stipulated time given by concerned authority at my risk and cost. I agree that, I and the

owner will not challenge any of the action/decision of the concerned authority in this regards.

Name of architect/engineer : .....	Name of Owner : .....
Registration No. ....	Address : .....
Address : .....	.....
Tel. No. ....	Tel. No. ....
e-Mail ID .....	e-Mail ID .....
Signature .....	Signature .....
Date : .....	Date : .....

Form 18: Certificate of Undertaking for Person on Record

See Regulation No.4.4, 4.6 and Schedule 2A

To

The Chief Executive Authority / Municipal Commissioner/Chief Officer  
Urban Development Authority / Municipal Corporation/Area Development  
Authority/Nagarpalika

Proposed building:

(Title of the work)

Plot No.:

Area of the Plot:

Survey No.: City Survey No.:

Inward No.: Final Plot No.:

Sub Plot / Property No.: at Village:

Address of proposed building:

Name of the Owner / Developer:

Sir/Mm,

I am currently registered as Person on Record with the Competent Authority.

I hereby certify that I/we have appointed the following signing person, who are registered as the Person on Record to prepare the plans, sections and details, structural details, supervision as required under the Development Regulations for the above mentioned project and that I/We person on record have prepared and signed the same as responsibilities mentioned in these regulation and that the execution of the project shall

be carried out under as a responsible person/s on record direction and supervision of supervisor or owner, as per the approved drawings, and details given by structural engineer on record. I/we am/are fully conversant with the provisions of the Regulations, which are in force, and about my/our duties and responsibilities under the same and I/we undertake to fulfill them in all respects, except under the circumstances of natural calamities.

Signature of Owner with date_	Signature of Engineer and, or Structural Engineer with date _____
Name in Block Letters_	Address:
Address:	Signature of Architect and, Engineer
Signature of Developer	Name in Block Letters_
Name in Block Letters_	date _____
date_	

.....





Government of Gujarat  
Urban Development and Urban Housing Department

# COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS -2017

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PART – II

PLANNING REGULATIONS

**GOVERNMENT OF GUJARAT**  
**URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT**  
**NOTIFICATION NO.GH/V/5 of 2019/EDB-102016-3629-L**  
**SACHIVALAYA, GANDHINAGAR.**

**NOTIFICATION**

Date: **15 JAN 2019**

**NO.GH/V/5 of 2019/EDB-102016-3629-L:** WHEREAS the Government of Gujarat is of the opinion that it is necessary, in the public interest, to make variations in the Comprehensive General Development Control Regulation-2017 notified vide Notification No.- GH/V/269 of 2017/ EDB - 102016 - 3629 – L, on dated 12<sup>th</sup> October 2017, (hereinafter referred as CGDCR) which had been Sanctioned by Urban Development and Urban Housing Department Govt. Of Gujarat, Gandhinagar for area under jurisdiction of The Gujarat Industrial Corporation, area covered under the jurisdiction of Gandhidham Development Authority; area covered under the municipalities and area covered under gram panchayats which are notified as development area covered under The Gujarat Town Planning and Urban Development Act – 1976.

Whereas, The Government of Gujarat published the modifications under Government Notification, Urban Development and Urban Housing Department No.GH/V/31 of 2018/EDB-102016-3629-L, dtd.31.03.2018, Corrigendum No.GH/V/33 of 2018/EDB-102016-3629-L, dtd.05.04.2018 and Government Notification No.GH/V/45 of 2018/EDB-102016-3629-L, dtd.23.04.2018 for inviting from any person, to submit suggestions or objections, if any with respect to the proposed modifications to the Principal Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of publication of the said modification in Government Gazette.

Whereas, The Government of Gujarat finalised the above modifications under Government Notification, Urban Development and Urban Housing Department No.GH/V/152 of 2018/EDB-102016-3629-L, dtd.05.11.2018.

Whereas the CGDCR were sanctioned in exercise of power conferred under

- (1) Sub-section (2) of section 116A;
- (2) Section 155 of The Gujarat Municipalities Act, 1963;
- (3) Clause (a) of Section 31 the Gandhidham (Development and Control on Erection of Buildings) Act 1957;
- (4) Section 54 of the Gujarat Industrial Development Act, 1962 (Guj. XXIII of 1962)

Now, therefore, the Government of Gujarat hereby proposes the variations in CGDCR under sub-section (1) of section-116A as follows namely: -

Calls upon any person to submit suggestion or objection, if any, with respect to the proposed variations made in CGDCR, as per schedule to the Principal Secretary to Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two month from the date of the publication of this notification in the Official Gazette.

## S C H E D U L E

Comprehensive General Development Control Regulation-2017 notified vide Notification No.- GH/V/269 of 2017/ EDB - 102016 - 3629 – L, on dated.12.10.2017 and modification finalised by Notification No.- GH/V/152 of 2018/ EDB - 102016 - 3629 – L, on dated.05.11.2018 is modified, rearranged, corrected for any grammatical or linguistical discrepancy or error and divided in three parts viz. Part-I (Procedure Regulations), Part-II (Planning Regulations) and Part-III (Performance Regulations) may be called as “Comprehensive General Development Regulations – 2017” as Annexed.

1. In Part-II, in Table No.6.2 after Sr.no.48, Mix Use Zone (Thanagadh) is added as Sr.No.49.
2. In Part-II in Table No.6.3, Sr.no.27, column no.3, after the word “studio”, words “Animal Shed, Agro Based Storage, Farm Houses” are added.
3. In Part-II, in Table No. 8.4, following words are added after note in table “In case of Building-units affected by road widening, in such cases, the competent authority may relax only affected road widening for road side margin and parking.”

4. In Part-I, in Regulation No. 4.1.1 after the paragraph following is added, "Any person on record, registered in municipal corporations and its development authority, even if not registered with any other competent authority will be authorized to practice in the jurisdiction of those competent authority."
5. In Part-III, in Regulation No.15.2.1 after the paragraph following words are added, "service floor having maximum clear height of 2.1 mts from beam bottom to finished floor level, service floor can be provided at any floor in a building".
6. In Part-II, in table no.6.2, Sr.14, in column no.5 words are replaced by the words "Those Permissible in C1 and TO".
7. In Part-II, in table no.6.3, Sr.1 & 2, in column no.3, words "Clinic not having indoor treatment facility" are added.
8. In Part-I, in regulation no. 3.9.5 following proviso is added. "Provided that the scrutiny fee calculated in reference to above shall be to the extent of excess area or for the area which may be considered to be unauthorised."
9. In Part-II, in table no.6.23, following words are added in a separate row below the table "\*70 mts height may be permitted on 18 mts and wider road within High Density Development Area i.e. 200mt from the outer boundary of the road. Further to clarify, High Density Development means area where maximum permissible FSI is more than 3.5."
10. In part – III, table is modified as per regulation no.13.1.
11. In Part – I, in table no.3.3 in row no.2 of column no.3 words "Two Times of " is added before words "development permission"

By order and in the name of the Governor of Gujarat,



(V. D. Vaghela)

Officer on Special Duty & Ex-Officio Deputy Secretary  
to the Government of Gujarat  
Urban Development and Urban Housing Department

**Copy to:**

- ❖ PS to Hon'ble Governer of Gujarat.
- ❖ PS to Hon'ble Chief Minister of Gujarat.
- ❖ PS to Hon'ble Dy. Chief Minister of Gujarat.
- ❖ PS to Chief Secretary, Government of Gujarat.

- ❖ PS to Urban Development and Urban Housing Department, Government of Gujarat.
- ❖ PS to all secretaries of all secretariats of Government of Gujarat.
- ❖ Principal Secretary, Industries and Mines Department, Gujarat.
- ❖ Principal Secretary, Panchayat and Rural Department, Gujarat.
- ❖ Vice Chairman and Managing Director, Gujarat Industrial Development Corporation, Gujarat.
- ❖ Municipal Commissioner, All Municipal Corporations.
- ❖ Chief Executive Authority, All Urban/Area Development Authorities.
- ❖ Commissionerate of Municipalities Administration, Gujarat State, Gandhinagar.
- ❖ Chief Town Planner, Gujarat State, Gandhinagar.
- ❖ Chief Officer, All Municipalities
- ❖ Collector, All Districts
- ❖ District Development Officer, All District Offices.
- ❖ Manager, Government Central Press, Gandhinagar - With a request to publish the aforesaid notification in Part IV-B central Section, in the Gujarat Government Extra Ordinary Gazette of Dated **15 JAN 2019** and forward 500 printed copies of the same to this department. The Gujarati version of the Notification will be forwarded shortly to you by the Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar.
- ❖ Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar - with request to send Gujarati version of the said Notification directly to the Manager, Government Central Press, Gandhinagar for its publication in the official gazette urgently.
- ❖ Director of Information, Gandhinagar- with request to issue suitable presses note.
- ❖ The Revenue Department, New Sachivalaya, Gandhinagar.
- ❖ System Manager, Urban Development and Urban Housing Department, Gandhinagar- with request to publish in the department web site.
- ❖ The Select file of ' L ' Branch, U. D. & U. H. Dept.(2019)
- ❖ The personal file of Dy. Section Officer, L-Branch, U. D. & U. H. Dept.(2019)

# **COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS- 2017**

**PART – II**

**PLANNING REGULATIONS**

**UD & UHD**

**Urban Development and Urban Housing Department**  
**Block No.- 14, 9th Floor, New Sachivalaya, Gandhinagar - 382010. [www.udd.gujarat.gov.in](http://www.udd.gujarat.gov.in)**

**UD & UHD**

Urban Development and Urban Housing Department, Block No.- 14, 9th Floor,  
New Sachivalaya, Gandhinagar - 382010.  
Website – [www.udd.gujarat.gov.in](http://www.udd.gujarat.gov.in)

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UD & UHD

## 6 GENERAL PLANNING AND DEVELOPMENT REGULATIONS

### 6.1 Use Zone Classification & Permissible Uses

- (1) Different Use Zones, i.e. designated, in different development plans of different development areas are grouped and against each use zone group the permissible uses shall be as shown in table 6.2 below. Further these use zones are regulated as under:-
  - a. In case of D1 to D7 (A) and D7(B) category, for different use zones, classified in Table 6.2, the uses for development shall be in accordance with the Permissible uses, specified for different use zones in Table 6.2;
  - b. development as envisaged by Municipality under D8 category;
  - c. as per purpose for which plot is allotted by GIDC, and
  - d. development under D10 category
- (2) Different uses permissible in various Use Zone (Designation in Development Plan) or general land use either under Revenue Laws Or GIDC Act are specified in Table 6.2.
- (3) Over and above specified in sub clause 1 and 2 above, the following conditions shall apply.
  1. No development shall be permitted in area designated for water body, pond and talav in Development Plan. Margins to be maintained from a designated water body shall be as prescribed in these regulations. Provided that such restrictions shall not apply in case of if, it is covered under special development regulations.
  2. Any land designated under any legislation, for public purposes, the uses shall be permissible as per the requirements of concerned department.
  3. For land/plot allotted to Appropriate Authority under T.P. Scheme for Public Purpose shall be utilized for uses under 'Public Purpose' irrespective of the applicable Zone or road widths.
  4. If there are conditions where the prevailing uses are in non-conformity with the notification of the prevailing Development Plan, but In conformity with the previous Development Plan, such uses shall be permitted until the useful life of the building. Repair or structural strengthening or retrofitting for functionality of existing use may be permitted.
  5. For all Zones, except Transit Oriented Zone and Residential Affordable Housing Zone, if the line of a Zone divides a Building unit, the permission may be granted as per following conditions:-
    1. the maximum permissible FSI available on either parts of such Building-unit shall be as per the respective Zones,
    2. Use in each part of the building unit shall be regulated as per Respective Zone,
    3. For contiguous development, the maximum permissible built up area in the building unit shall be based on FSI of respective zone.
  6. Fuelling Stations, Public-Institutional and Public Utility shall be permitted in any Zone.
  7. Different uses permissible on a Building-unit shall be regulated according to the width of the road on which it abuts.
  8. The specific type of building uses permissible on a Building-unit shall be on the basis of the respective zone and regulated by the road width it abuts on and the area of the Building-unit.
  9. In case of D8 category area, road line is demarcated by the competent municipalities or any area acquired for public purpose or for the work to be perform by the municipalities, in such land no other use than purpose for which land is acquired shall be permitted by the competent authority.
  10. In D9 category area, other use than plot allotted by GIDC.
  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, 31st 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 mt.
  - Built up area on G.F. shall not exceed 30%.
  - Tree plantation to the extent or 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 (mt)
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 Tersali 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 case of religious building up/places public worship shall not exceed 10% of plot area.

#### 4. LANDUSE ZONING IN HAZARD PRONE AREAS.

In natural Hazard prone areas namely the earthquake prone zones as per IS:1893, the cyclone prone areas as per IS:875 Part-3 and flood prone areas as per the Flood Atlas prepared by the Central Water Commission and/ or the flood departments of the State, the development shall be regulated to ensure special protection from hazards 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(hereinafter referred as Atlas) (or revisions thereof) prepared by Govt. of India or as may be prepared by State Government from time to time shall be used for such regulations, as given in Appendix-B of the Atlas. Further Action for protection from these hazards is to be dealt with taking into consideration the Guidelines given in the Table hereunder.

**Table 6.1 Protection of Buildings Structures and Infrastructures In Hazard Prone Areas**

A. PROTECTION OF AREAS FROM EARTHQUAKES
i. In those areas where there are no dangers of soil liquefaction or settlements or landslides, all building structures and infrastructures should be designed using the relevant Indian Standards as provided in the Building Regulations and the National Building Code

- ii. Soils subjected to liquefaction potential under earthquake shaking, can be improved by compaction to desired relative densities, so as to prevent the possibility of liquefaction.
- 1. Buildings and structures could be founded on deep bearing piles going to non-liquefiable dense layers.
- 2. 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.
- 3. Any other appropriate engineering intervention to save the building structures or infrastructure from the fury of the earthquake.

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

#### B. PROTECTION FROM CYCLONIC WIND DAMAGE

- 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.
- 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.
- 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.
- 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
- In storm surge prone areas, it will be preferable to construct the community structures, like schools, cyclone shelters, etc. by raising the level of the ground protected by provision of retaining walls at sufficient distance away from the building, taken to such depth that no erosion takes place due to receding storm surge. Alternatively, construct the community structures on stilts with no masonry or bracing up to the probable maximum surge level.

#### C. PROTECTION OF AREAS FROM FLOODS

This may require one or more of the following actions.

- Construction of embankments against the water spills from the source of flooding like rivers, large drain etc.
- Construction of high enough embankments/bund around the planning area.
- Raising the planning area above the high flood level.
- Construction/improvement of drainage paths to effectively drain the water from the planning area.
- Construction of buildings and structures on deep foundations going below the depth of scour or on stilts with deep enough foundations underwater.
- Flood proofing works such as the following:
  - i. Providing Quick Drainage facility, consisting of
  - ii. Revitalisation of secondary and primary drainage channels after establishing the drainage blockage points;
  - iii. Provision of additional waterways;
  - iv. Clearing of clogged cross drainage works;
- Providing Human and Animal Shelters for population living within embankments in the form of raised platform or use of available high ground.
- Anti-erosion actions in affected areas.
- 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
5. For Railway Container Depot the permission shall be issued for development for structures for Railway Department.

UD & UHD

**Table 6.2:Classification of Designated Areas in Development Plan**

Sr. No	Use Zone (Designation in Development Plan) or general land use either under Revenue Laws Or GIDC Act.	Conceptualised Zone	Code	Permissible Use referred as code. (Codes detailed in table 6.3)
(1)	(2)	(3)	(4)	(5)
1	Core Walled City	Core Walled Area	CW	
2	Walled City, Nucleus Vistar 1, Nucleus Vistar 2, Existing Nucleus Node, Gamtal, Gauthan, Residential area A for Alang ADA, Bhavanath for JuUDA, City Area A for JADA, BADA, RUDA, and City Area B for RUDA.	Gamtal	GM	AS1, DW1, DW2, DW3, EDU1, H1, H2, HO1, INST, M1, M2, PI, PU, REG, SP&L, REC, TEMP.
3	Village Extension, Gamtal Extension, Natural Growth of Village, Buffer zone of Gamtal	Gamtal Extension	GME	Those permissible in CW and EDU2.
4	Residential Zone, Mix Use (Other than Thangadh), Residential Zone -1 (other than GUDA), Residential Zone -2, 3, 4, 5 for GUDA, City Area B for JADA & BADA, City Area C for JADA, BADA&RUDA, City Area E for BADA, Residential Area B for Alang ADA, &N.A. Residential Zone for KalavadADA,	Residential 1	R1	Those permissible in CW and AS2, AS3, AS4, EDU2, H3, H02, HO3, M3, SE.
5	Residential Zone R2 (other than GUDA), Residential Zone III ( VUDA ), City Area F (BADA)	Residential 2	R2	Those permissible in R1.
6	Residential Zone R3 (other than GUDA & VUDA), Recreation Zone (GUDA), REZ	Residential 3	R3	Those permissible in R1 except DW3, and DW3 for area falling within 200 mts on either side of TOZ.
7	Residential Zone R1 GUDA	Residential 4	R4	Those permissible in R1.
8	Residential Renewal Zone (GUDA)	Residential 5	R5	DW3, PU, PI
9	Residential Affordable Housing Zone - 1, Residential Affordable Housing Zone	Residential Affordable Housing	RAH	<ul style="list-style-type: none"> <li>• DW3, PU, PI, H1, H2, EDU1, EDU2, INST and TEMP,</li> <li>• Maximum aggregated 10% of total utilised FSI for M1 / M2 / AS1 / ST / SE.</li> </ul>
10	Restricted Residential Zone, Restricted Area, Flood Prone Area / Zone, Restriction Zone RZ1, RZ2, RZ3, RZ4 of VUDA, Hazard Prone Area, Defence Zone,	Restricted Zone	RZ	Those permissible in R1 with condition specified in the Regulation of Restricted Zone, H1 and H2
11	Local Commercial Zone, Commercial Zone excluding of UDA.	Commercial 1	C1	AS1, AS2, AS3, AS4, DW1, DW2, DW3, EDU1, EDU2, H1, H2, H3, HO1, HO2, INST, M1, M2, M3, PI, PU, REC, REG, SP&L, SE, ST and TEMP.
12	Commercial Zone of UDA, Commercial Zone-I, Commercial Zone - II, Commercial Zone- III (other than GUDA), Commercial Zone IV (other than GUDA)	Commercial 2	C2	Those permissible in C1.
13	Commercial Zone III & IV of GUDA	Commercial - 3	C3	Those permissible in C1.
14	General Commercial Zone (GCZ), General Commercial Zone	Commercial - 4	C4	Those permissible in C1 and TO.
15	Central Business District	Commercial – 5	C5	Those permissible in C1 and TO.
16	Industrial Zone General, Industrial Zone, Non Obnoxious & Non Hazardous Industrial Zone, Light Industrial Zone, Industrial-A, GIDC.	Industrial Zone- 1	IZ1	AS2, AS3, AS4, EDU2, H1, H2, H3, IN1, IN2, M1, M2, M3, PI, PU, REC, REG, SP&L, SE, ST and TEMP. However, in a building used for IN1 or IN2, maximum

**Table 6.2:Classification of Designated Areas in Development Plan**

Sr. No	Use Zone (Designation in Development Plan) or general land use either under Revenue Laws Or GIDC Act.	Conceptualised Zone	Code	Permissible Use referred as code. (Codes detailed in table 6.3)
(1)	(2)	(3)	(4)	(5)
				aggregated 20% of utilized FSI shall be permitted for DW2/ DW3 with units of built-up area of 66sq.mt.
17	Industrial Buffer Zone	Industrial Zone - 2	IZ2	Those permissible in IZ1 and IN3 & IN4.
18	GIDC Estate 1	Industrial Zone - 3	IZ3	IN1,IN2,IN3, M1,M2, and SE.
19	GIDC Estate 2	Industrial Zone - 4	IZ4	Those permissible in IZ3 and ST.
20	Heavy Industrial Zone, Industrial Zone- Special, Obnoxious & Hazardous Industrial Zone	Industrial Zone - 5	IZ5	Reg, SE, ST, TR, PI, PU, I2,IN4, DW2&DW3 both up to max. of 20% of utilized FSI with units of built-up area of 66 sq.mt.
21	Industrial-B	Industrial Zone - 6	IZ6	IN1, IN2, those permissible in C1, DW2&DW3 both up to max. of 20% of utilized FSI with units of built-up area of 66 sq.mt.
22	Mix Industrial Use	Industrial Zone - 7	IZ7	AS2, AS3, AS4, DW1, DW2, DW3, EDU2, H1, H2, H3, IN1, IN2, M1, M2, M3, PI, PU, REC, REG, SP&L, SE, ST and TEMP.
23	Education Zone, Educational Purpose, Education, Religious & other Facilities, Service & Institutional Purpose, Institutional, Knowledge Precinct, Institutional Zone II, Institutional Zone III, Institutional Zone IV (other than GUDA), Special Node I (I.T., Finance Services and Related Activities), Special Node 1Special Node 2(Technology and Bio tech Park), Special Node 2, Health Node,Knowledge Township (VUDA)	Knowledge and Institutional Zone- 1	KZ1	AS2, DW1,DW2,DW3, EDU1,EDU2, HO1,HO2, HO3, INST, M1, M2, PU,PI, REC, REG, SP&L, TEMP.
24	Institutional Zone –IV (GUDA)	Knowledge and Institutional Zone-2	KZ2	those permissible in KZ1
25	Essential Public Purpose, Public Service, Necessary Public Service, Public Purpose (other than RUDA), Public & Semi-Public Purpose, Public Utility, Public Utility & Services, Neighbourhood Centre & Town Centre, Public Purpose Building, Existing Public Purpose, Public / Semi-public, Parking, Public Use	Public Purpose Zone - 1	PPZ1	PU, PI
26	Public Purpose (RUDA)	Public Purpose Zone - 2	PPZ2	AG1, AG2, AG3, AS4, DW1, SP&L, ST, REC, AS4, REG, EDU1,EDU2, INST, PI, PU.
27	Recreational, Recreational Zone 1, Recreational Zone 2, Green Institutional Zone-GI 1	Recreation Zone	REZ	DW1, PI, PU, REG, REC, SP&L, TEMP, Natural Reserve and Sanctuary, Race Track, Shooting Range, Zoo, Nursery, Stadium, Botanical Garden.
28	Parks, Gardens and Open Space	PGO	P	REC, SP&L REG, PI, PU,
29	Agriculture Zone, Agriculture, General Agriculture Zone	Agriculture – 1	AGZ1	AG1, AG2, AG3, AS4, DW1, EDU1, EDU2, HO, INST,

**Table 6.2:Classification of Designated Areas in Development Plan**

Sr. No	Use Zone (Designation in Development Plan) or general land use either under Revenue Laws Or GIDC Act.	Conceptualised Zone	Code	Permissible Use referred as code. (Codes detailed in table 6.3)
(1)	(2)	(3)	(4)	(5)
30	Prime Agriculture, Agriculture (SP), Agriculture Special, High-tech Agriculture, Hi-Tech Agriculture Use, Agriculture – 1 (GUDA)	Agriculture – 2	AGZ2	IN3, PI, PU, REC, REG, SCK, ST, SP&L, TEMP and TR.
31	Restricted Agriculture Zone	Agriculture – 3	AGZ3	Zoo and Botanical Garden and Any activity under taken by Government for infrastructure
32	Restricted Agriculture Zone (High Flood Zone)	Agriculture – 4	AGZ4	AG1, TEMP (However service apartment, bread and breakfast, guest house, hotel, motel, lodging and boarding shall not be permitted) PI, PU.
33	Logistics Zone, Logistic Park, Transport Node, Transport & Communication, Public Purpose (ST).	Logistics Zone	LZ	AS1, AS3, (DW2&DW3 both max. Upto 20% of utilised FSI with units of built-up area of 66sq.mts for industrial workers), H1, HO, INST, IN1,IN2, M1, M2, M3, REG, SE, ST, TR, PI, PU.
34	Special Plan Development Zone of GIFT	Special Plan Development Zone - 1	SPD1	As per GIFT Master Plan.
35	Special Plan Development Zone of Sabarmati Riverfront Development	Special Plan Development Zone - 2	SPD2	As per SRFDCL Master Plan.
36	SPD- Science Park	Special Plan Development Zone - 3	SPD3	Those permissible in R1.
37	SPD-Gandhi Ashram Special Development Area	Special Plan Development Zone - 4	SPD4	Those permissible in R1.
38	Transport Oriented Zone, Smart City Node/ Transport Node, Highdensity zone available in both the sides of 200 mtr. from the edge of the road.	Smart City & TOZ	SPD5	Those permissible in R1,C1,REZ.
39	Closed Textile Mill Zone	CZ	CZ	Those permissible in KZ1, RAH.
40	Forest Land	Forest Zone	FZ	As per the permission of competent authority and subject to Defence and Central Govt. Regulation.
41	Fishing Beach Zone	Special Zone 1	SZ1	As per Environment Protection and CRZ criteria only Temporary use from wooden and cloth made materials for fishing purpose activity.
42	Buffer Zone	Special Zone 2	SZ2	As per IZ1
43	Hilly Area	Special Zone 3	SZ3	AS per Environment Regulation
44	Heritage Zone	Special Zone 4	SZ4	Subject to Heritage Regulations
45	Residential Tourist Accommodation Zone	Special Zone 5	SZ5	DW1, DW2, DW3, HO, M1, M2, M3, PI, PU, REC, REG,

**Table 6.2:Classification of Designated Areas in Development Plan**

Sr. No	Use Zone (Designation in Development Plan) or general land use either under Revenue Laws Or GIDC Act.	Conceptualised Zone	Code	Permissible Use referred as code. (Codes detailed in table 6.3)
(1)	(2)	(3)	(4)	(5)
				and TO.
46	Special Tourism Project Area	Special Zone 6	SZ6	DW3, M2, M3, REC and TO.
47	Vacant Land	Vacant Land	VL	No development permission
48	Heritage Area	Heritage	HA	DW1,DW2, DW3, M1, M2, HO, The owners of these heritage structures and buildings shall be required to conserve the following original aspects of their Buildings: a) All Façades b) Building Footprint c) Character of Open Spaces such as courtyards, khadki, streets, etc.
49	Mix Use Zone (Thangadh)	Mix Zone	MUZ	AS1, AS2, AS3, AS4, DW1, DW2, DW3, EDU1, EDU2, H1, H2, H3, HO, IN1A, IN1 and IN2 for Pottery/Ceramic Industries on Width of Proposed Road Shall not be less than 9.0mt and 30 to 35% Land shall be kept open for Loading/unloading & Storage, INST, M1, M2, M3, PI, PU, REC, REG, SP&L, SE, ST and TEMP.
50	For D8 & D10 category development area.  a. Gamtal Area  b. Outside the gamtal area but within and up to 200 mt from periphery of gamtal boundary.  c. Outside the gamtal area but greater than 200 mt from periphery of gamtal boundary.	---	GMD8	AS1, DW1, DW2, DW3, EDU1, HO, INST, M1, M2, PI, PU, REG, REC, SP&L and TEMP.
		---	RMD8	Those permissible in GMD8 and AS2, AS3, AS4, EDU2, HO, M2, SE, SCK
			RMD9	Those permissible in CW and AS2, AS3, AS4, HO, IN1, IN2, IN3, IN4, M2, M3, SCK, SE, ST
51	GIDC		GIDC	As specified by GIDC
	Note: 1. The Use zone for Sr. no 50 and 51 are general land use uses controls or under GIDC Act. They are not designated under the GTP&UD Act. 2. In other than urban area, the regulations of D8 category shall be applicable with the condition of maximum building height permissible to be 16.5 mtr.			

**Table 6.3:USE PERMITTED IN EACH CATEGORY**

Sr. No.	Use		Uses
	Classification	Code	
(1)	(2)	(3)	
1	Dwelling-1	DW1	Detached dwelling unit, Clinic not having indoor treatment facility.
2	Dwelling-2	DW2	Semi-detached dwelling unit, Row House, Tenement, Chawls, Farm House, Clinic not having indoor treatment facility, Cottage Industry (not involving use or installation of any kind which may create noise, vibration, fume dust etc.) Home occupant and cottage industry shall not be permitted in tenement dwelling/ flats. Part of Residential building may be used for professional requirements, as office, by advocate, doctors, architects, engineers and chartered accountants.
3	Dwelling-3	DW3	Apartment, Hostel, Dharamshala, Pre-school and Affordable Housing
4	Mercantile-1	M1	Shop, Business, Restaurant, Shopping Centre, Light Home Workshop, LPG Cylinder Godown, Service Establishment , Clinic, Fitness Centre
5	Mercantile-2	M2	Shopping Mall, Laboratory, Nursing Home Maternity Home, Kerosene Depot, Corporate Offices, Call centres, Training Centres.
6	Mercantile-3	M3	Whole sale Market, Indoor Hospital, Diamond Industry, Wholesale Market and their ancillary uses, Activity Related to I.T.
8	Educational-1	EDU1	Primary Schools, Secondary Schools, Higher Secondary Schools,
9	Educational-2	EDU2	College, Polytechnic, University and ancillary use.
10	Assembly-1	AS1	Community Hall, Banquet Hall, Town Hall
11	Assembly-2	AS2	Convention Centre, Exhibition Hall, Auditorium, Planetarium, Stadium, Museum, Exhibition Halls, Wadi
12	Assembly-3	AS3	Theatre, Cinema, Multiplex, Drive-in Cinema, Clubs, Golf Course
13	Assembly-4	AS4	Party Plot, Garden Restaurants
14	Institutional	INST INST 1	Research Centres, Hospital. Dwelling-1,2 &3, Retail Shop and Restaurants as a part of Educational Institute up to (20% of Utilised FSI)
15	Religious	REG	Temples, Church, Mosque, Gurudwara, Synagogue, Upashraya, Sant Niwas or any Religious Structure.
16	Hospitality	HO	Bed and Breakfast, Guest House, Lodging and Boarding, Hotel, Motel, Serviced Apartment
20	Service Establishment	SE	Auto Repair, Workshop, Wood Workshop, Fabrication, Workshop, Public-Garage
21	Industrial-1	IN1	All type of Light, Service Industries, Small Factories, Warehouses, Newspaper Printing Press, Concrete Batching Plant, stone cutting and polishing; Poultry Farm, Dairy, Assembly Plant, Shipping Recycling Unit, Scrape Processing/Cutting Unit, Scrap Shorting Yard, Industrial Row House
21A	Industrial-1A	IN1A	All industries manufacturing tiles, feeting for bathroom and sanitary wares, ceramic, ceramic store, clay, glass and also ancillary industries related to manufacture of tiles, clay bricks, concrete blocks for paving and other materials and their utensils.
22	Industrial-2	IN2	All Industries except Obnoxious and Hazardous Industries, Junk Yard, Textile Units, Ice Factory, Quarrying of Stone, Quarrying of Gravel , Quarrying of Clay, Dumping of Solid Waste, Steel re-rolling, Metal Manufacturing/sorting etc., Oil Processing/ Storage.
23	Industrial-3	IN3	Slaughter House, Meat Processing Units, Leather Processing Units, Cold Storage, Oxygen Plant, Agro Industries, Packaging, Mechanical Engineering.
24	Industrial-4	IN4	Fuel Storage, Storage of inflammable materials, Thermal Power Plant, Power Plant, Gas Plant, Storage of Hazardous Materials, Obnoxious and Hazardous Industries, Chemical Industries, Obnoxious and Hazardous Uses, Dying House
25	Storage	ST	Warehouse, Godown, Cold Storage, Timber Mart, Steel Stockyard, Ice Factory

**Table 6.3:USE PERMITTED IN EACH CATEGORY**

Sr. No.	Use		Uses
	Classification	Code	
(1)	(2)	(3)	
25A	Small Center (Kothar)	SCK	building related to agricultural activities, small godowns / storage, having building dimensions not exceeding 30 mtrs. X 12 mtrs
26	Transport	TR	Truck Terminal, Bus Terminal (by private enterprise), Transport Terminal for Goods and Passengers
27	Agriculture-1	AG1	Horticulture, Repair and Sale of agricultural equipment, Saw Mill, Brick Kiln, Dairy Development, Fisheries, Animal Rearing and Breeding, Natural Resource and Sanctuary, Tannery, Concrete Batching Plant, Cemetery, Burial Ground, Regional Park, Way-side Shop, Agricultural Vocational Training Centre, Panjarapole, Roofing Tiles and Cement Pipes, Studio, Animal Shed, Agro Based Storage, Farm House.
28	Agriculture-2	AG2	Agricultural Vocational Training, Mining and Quarrying, Dumping of Solid Waste, Shooting Range, Drive-in Cinema, Golf Course, Ship Building or Ship Breaking, Fishing ,aqua culture Processing of fish and industry based on it port, harbour ferry hovercraft service marine transport ,Telephone microwave or other means of communication facilities, salt pans and non-polluting salt processing activity Any Type activity permissible as per the provision of the Environment Protection Act.1968 and Environment (Projection Rules-1968)
29	Agriculture-3	AG3	Poultry Farm, Agro-based Godowns
30	Temporary Use	TEM P	Fair, Circus, Exhibition, Mela, Pandal, Fisheries related activities
31	Public Utility	PU	Sub-station, Bus Station and Terminals, Fuelling and eV Station and Storage with and without Service Station, Parking, Multi-level Parking; Infrastructure for Water Supply, Purification Plant, Pumping Station, Electricity Sub-station; Drainage, Sanitation, Domestic Garbage Disposal Collection, Solid Waste Transfer Station; Pumping Station, Electricity, Purification Plant, Fire Stations, or any development activity carried out by appropriate authority for public purpose
32	Public-Institutional	PI	Any offices for appropriate authority, government and semi government, Public assembly, Public facilities and amenities like Health Public facilities and amenities like Transport and Communication, Public facilities and amenities like public security, Public facilities and amenities like social welfare Recreation of any Type, Post Office, Police –Chawki, ward office
33	Health-1	H1	PHC, Clinic, Dispensary
34	Health-2	H2	Indoor Hospital up to 20 Bed, Surgical Hospital, Nursing Home
35	Health-3	H3	Civil Hospital, Medical College and Research Centre, Hospital of more than 20 Bed,
36	Health-4	H4	Hospital for infectious diseases, Mental Hospital
37	Tourism Services	TO	Tourism Sponsored activity
38	Recreation Use	REC	Natural Reserve and Sanctuary, race track, Shooting Range, Zoo, Gardens, Recreation, Nursery, Botanical Garden, Green House, Play Fields, Forest
39	Sports and Leisure	SP&L	Sports Complex, Swimming Pool, Playfield, Camping Ground, Facility for water sports, Theme/ Amusement Park, Aquarium, Zoo ,Botanical Garden, Exhibition and Mela, motion picture hall

## 6.2 Permissible Uses with respect to road width.

1. Subject to other regulations, uses in a Building-unit shall be regulated according to the width of the road on which it abuts as shown in table no 6.4.
2. The Industrial uses and Public Utility shall not be regulated on the basis of Road Width.
3. The extent of commercial (M1 & M2) uses in all Zones of D1 to D7 (A) and D7(B) category except Commercial Zone (C1 to C4) shall be regulated according to the width of the road on which it abuts.

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

**Table 6.4: Use control as per road width.**

Sr. No.	Road Width	Building Uses Permissible		Restrictions for Commercial Use (M1 & M2)
		Core Wall (CW) & Gamtal (GM)	Other than Core Wall (CW) & Gamtal (GM)	
(1)	(2)	(3)	(4)	(5)
1	less than 9 mt	DW1, DW2, DW3	<ul style="list-style-type: none"> <li>DW1, DW2, REG,</li> <li>For JuUDA DW3,</li> <li>For RUDA DW3, M1, M2</li> </ul>	Ground Floor Only
2	9 mt and less than 12 mt	All permitted in Sr. No1 and M1, M2, HO	All permitted in Sr. No1 and DW3, EDU1, REG, AS1(G+1), M1 & M2.	Ground Floor Only
3	12 mt and less than 18 mt	All permitted in Sr. No. 2 and REG, PI	All permitted in Sr. No. 2 and AS1, PI, PU, TEMP. In addition for RUDA M3, HO, INST1, SP&L, REC, IN1, SE, M2, EDU2, AS3, AS4.	<ul style="list-style-type: none"> <li>Ground and First Floor Only.</li> <li>For RUDA and D2 category, all floors, if hollow plinth is kept open for parking</li> </ul> <p>Provided that such uses shall be permitted in D2 category on less than 15m wide road, after keeping a setback of 7.5m from the centre line of the road</p>
4	18 mt and less than 24 mt	DW1, DW2, DW3, M1, M2, REG, AS1, HO, PI	DW1, DW2, DW3, M1 (Including Multiplex/Cinema theatre up to total combined seating capacity of 3 screens), M2, REG, EDU1, EDU2, INST, HO, AS1, AS4, SE, TEMP, REC, SCK, PI and PU.	All Floors
5	24 mt and less than 30 mt	All permitted in Sr. No. 4	All permitted in Sr. No. 4 and M1 (Including Multiplex/ Cinema theatre up to total combined seating capacity of 5 Screens).	All Floors
6	30 mt and more	All permitted in Sr. No. 5 and EDU1	All permitted in Sr. No. 5 and M3, ST, TR, SP&L, SCK.	All Floors
<b>Note:</b> <ol style="list-style-type: none"> <li>1. Uses permissible in logistic zone shall be allowed irrespective of road width of TP Scheme</li> </ol>				

2. Commercial use on ground and first floor shall be permitted on existing building or otherwise abutting on a road which is less than or equal to 12 mts. Provided that a setback of 7.5 mts, from the center line of the road is kept and provided further that the land falling in the setback shall be handed over to the competent authority without any compensation. Also for the computation of FSI the area of building unit prior to setback shall be considered.

### 6.3 Floor Space Index (F.S.I.).

#### 6.3.1 Floor Space Index (F.S.I) for different categories:

The maximum permissible FSI, the chargeable FSI on a Building-unit for different categories and different zones shall be regulated as per the tables 6.5 to 6.20 In the tables, wherever zones are not specified, it shall be regulated to relevant provisions. In case of residential affordable housing purposes, the rates for chargeable FSI shall be according to its policies.

**Table 6.5:Use control and F.S.I. : Category D1 AUDA.**

Sr. No.	Use Zone	Code	FSI Permissible		
			Base (Free)	Chargeable (40% of the jantri rate)	Maximum
(1)	(2)	(3)	(4)	(5)	(6)
1	Core Walled City	CW	2.0	Nil	2.0
2	Gamtal	GM	2.0	Nil	2.0
3	Gamtal Extension	GME	1.2	Nil	1.2
4	Residential Zone I	R1	1.8	0.9	2.7
5	Residential Zone II	R2	1.2	0.6	1.8
6	Residential Zone III	R3	0.3	Nil	0.3
7	Commercial Zone	C2	1.8	0.9	2.7
8	Logistics Zone	LZ	1	0.5	1.5
9	Industrial Zone –General	IZ1	1.0	0.8 for commercial use	1.8
10	Industrial Zone – Special	IZ5	1.0	Nil	1.0
12	Knowledge and Institutional Zone	KZ1	1.8	Nil	1.8
13	Residential Affordable Housing Zone	RAH	As per base zone / 1.8	0.9 (for RAH-1 only)	2.7
	Affordable HousingZone-1		1.8 (for RAH1 use only)	0.9 (for RAH-1 only)	2.7
14	Recreation, Gardens and open space	P	0.15	Nil	0.15
14	Central Business District	C5	1.8	3.6	5.4
15	General Agricultural Zone	AG1	As per table 6.20		
16	Prime Agricultural Zone	AG2	As per table 6.20		
17	Special plan development (SPD) zone - SRFDCL	SPD2	As per SRFDCL master plan.		
18	SPD – Science Park	SPD3	1.8	0.9	2.7
19	SPD – Gandhi Ashram Special Development Area.	SPD4	As applicable	Nil	As applicable
20	Restricted Agriculture Zone	AG3	As per table 6.20		
22	Transit Oriented Zone	TOZ	As Per Base Zone	As applicable	4.0

**Note :** Restricted Agriculture Zone - A3 means the lands bearing survey number as mentioned in the Gazzete of India Extraordinary No. 2439 part II section 3 – Sub - section (ii) published on dated 18-10-2013 by Ministry of Environment and Forest (MoEF) Government of India.

**Table 6.6: Use control and F.S.I. : Category D1 GUDA - GMC.**

Sr. No.	Use Zone	Code	FSI Permissible Sector		Plot Size (Sq. Mt.)	Max. Building Height (Mt.)
(1)	(2)	(3)	(4)	(5)	(6)	
1	Residential Zone I	R4	All	NM	50 &≤ 135	10.5*
					>135 & ≤540	13.0 *
						16.0
2	Residential Zone II	R1	All	NM	All Plot Size	13 mt or G+2
3	Residential Zone III	R3	All	NM	<330	13.0 *
					≥330	13.0 *
						16.0
4	Residential Renewal Zone – 1	R5	All	2.5		25.0
5	Commercial Zone I	C2	6, 11, 12, 16 & 23.	NM	≥1000	25.0
				NM	<1000	15.0
			5, 21, 24.	NM	≥1000	10.0
			11 auctioned plots for commercial	NM	≥1000	35.0
6	Green Institutional Zone	REZ	All	NM	All Plots	10.0 & Maximum ground coverage shall be 40 %
7	Institutional Zone II	KZ1	All	NM	All Plots	15.0
8	Institutional Zone III	KZ1	All	1.5	All Plots	30.0
9	GIDC Estate	IZ3	All	2.0	All Plots	25.0
10	GIDC Estate	IZ4	All	1.0	All Plots	25.0
12	Recreational Zone II	R3	All	0.3	All Plots	8.0
Note: *means the maximum height does not include the hollow plinth. In all other cases the hollow plinth shall be included in the height. NA means no FSI restrictions.						

**Table 6.7: Use control and F.S.I. : Category D1 GUDA – NON GMC.**

Sr. No.	Use Zone	Code	FSI- Permissible (Base)	FSI-Chargeable	FSI-Maximum Permissible
(1)	(2)	(3)	(4)	(5)	(6)
1	Residential Zone IV	R1	1.8	0.45	2.25
2	Residential Zone V	R1	1.5	0.75	2.25
4	Commercial Zone II	C1	1.8	2.2	4.0
4A	Commercial Zone III	C3	1.25	2.75	4.0
5	Institutional Zone IV	KZ2	1.2	0.30	1.5
6	Gamtal	GM	2.0	Nil	2.0
7	Natural Growth of Gamtal*	GME	1.25	Nil	1.25
8	Residential	RAH	As per Base Zone	Nil	As per Base Zone

**Table 6.7: Use control and F.S.I. : Category D1 GUDA – NON GMC.**

Sr. No.	Use Zone	Code	FSI- Permissible (Base)	FSI- Chargeable	FSI-Maximum Permissible
(1)	(2)	(3)	(4)	(5)	(6)
9	Affordable Housing Zone		1.8 (for RAH use only)	0.9 (For RAH only)	2.7
				Nil	1.8
10	Agricultural Zone	AG2	As per table 6.20		
11	Hi Tech Agriculture Use	AG2	As per table 6.20		
12	Defence Zone	RZ	-	-	-
13	Special Planned Development (SPD) Zone- Gujarat International Finance Tech City	SPD1	As applicable	Nil	As Applicable
14	Recreational Zone I	R3	0.3	Nil	0.3
Note:- Natural Growth of Gamtal (NGOG) – In Gamtal Extension Zone of Randheja Village, the base FSI shall be 1.5 Maximum Permissible FSI shall be 2.0 of which 0.5 shall be permissible.					

**Table 6.8: Use control and F.S.I. : Category D1 SUDA**

Sr. No.	Use Zone	Code	Permissible FSI		
			Base (Free)	Chargeable (at 40% of Jantri rate)	Maximum
(1)	(2)	(3)	(4)	(5)	(6)
1	Gamtal	GM	2.0	Nil	2.0
2	Natural Growth of Village	GME	1.2	Nil	1.2
3	Residential/ Commercial	R1/C2	1.8	0.9	2.7
				1.8	3.6**
				2.2	4.0**
4	Industrial	IZ1 & IZ5	1.0	0.8 for commercial use.	1.8
5	Agriculture	AG1	As per table 6.20		
6	Recreational zone	REZ	0.25	Nil	0.25
7	Educational Purpose	KZ	1.2	Nil	1.2
8	Residential Zone*	SPD5	0.6	3.4 ***	4.0
Note:					
1. *500 mt on both the sides of 90 mt by ring road. 2. **200mt. on both the sides of 36.0mt. or 45.0 mtwide road 3. **If the line of 200 mt. on both sides of road 36 mt or 45 mt, divides a Survey No./Block No./Final Plot No., the entire Maximum Permissible FSI shall be permissible for development, irrespective of the part of the Survey No./Block No./Final Plot No. This incentive shall not be valid for Survey Numbers amalgamated with Survey Numbers outside this area after the date of publication of the this notification. 4. ***Out of 3.4 FSI, Provided that 0.6 to 1.2 FSI shall be @ 20% of Jantri rate.					

**Table 6.9: Use control and F.S.I. : Category D1 VUDA**

Sr. No	Use Zone	Code	Permissible FSI		
			Base (Free)	Chargeable (at 40% of Jantri rate)	Maximum
(1)	(2)	(3)	(4)	(5)	(6)
1	Existing Nucleus / Gamtal	GM	2.0	NIL	2.0
2	Residential Zone 1, Commercial Zone 1	R1/C1	1.8	0.9	2.7
				1.8	3.6**
3	Residential Zone 2	R2	1.2	1.3	2.5
				2.4	3.6**
4	Residential Zone 3	R3	0.75	1.75	2.5
5	Restricted Residential Zone	RZ	1.8	0.3	2.1
6	Natural growth of village	GME	1.6	NIL	1.6
7	Industrial Zone	IZ1 & IZ5	1.0	NIL	1.0
8	Special Node1, Special Node 2, Knowledge Township, Health Node	KZ1	1.2	1.3	2.5
9	Agricultural Zone	AG1	As per table 6.20		
10	Recreation	REZ	0.25	Nil	0.25
11	Restricted Area (RA)	RZ	0.3	Nil	0.3
12	Restricted Zone RZ – 1, RZ-2.	RZ	0.3	Nil	0.3
13	Restricted Zone RZ – 3, RZ - 4	RZ	Nil	Nil	Nil
14	Public / Semi Public	PPZ1	1.0	Nil	1.0

Note:

1. \*500 mt on both the sides of 90 mt by ring road.
2. \*\*200mt. on both the sides of 36.0mt. or 45.0 mt wide road
3. \*\*If the line of 200 mt. on both sides of road 36 mt or 45 mt, divides a Survey No./Block No./Final Plot No., the entire Maximum Permissible FSI shall be permissible for development, irrespective of the part of the Survey No./Block No./Final Plot No. This incentive shall not be valid for Survey Numbers amalgamated with Survey Numbers outside this area after the date of publication of the this notification.

Table 6.10: Use control and F.S.I. : Category D1 RUDA

Sr. No.	Zone	Code	Base F.S.I	Chargeable F.S.I	Maximum Permissible F.S.I
(1)	(2)	(3)	(5)	(6)	(7)
1	City Area - A	GM	2.25	-	2.25
2	City Area - B	GM	2.00	0.5	2.5
3	Gamtal	GM	2.25	-	2.25
4	Gamtal Extension	GME	1.5	-	1.5
5	TOZ	SPD5	1.8	2.2	4.0
6	Residential	R1	1.8	0.9	2.7
7	Commercial	C2	1.5	0.7	2.2
8	Recreational	REZ	0.15	-	0.15
9	Industrial	IZ1	1.2	0.3	1.5
10	Obnoxious & Hazardous	IZ5	1.2	0.3	1.5
11	Special Industrial	IZ5	1.2	0.3	1.5

12	Agriculture	AG1	As per table 6.20		
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**Table 6.11: Use control and F.S.I. : Category D2 JADA**

Sr. No.	Use Zone	Code	Base FSI (Free)	Chargeable FSI (at 40% of jantri rate)	Maximum FSI
(1)	(2)	(3)	(5)	(6)	(7)
1	Residential Zone (City Area A)	GM	2.0	Nil	2.0
2	Residential Zone (City Area B), Commercial Zone (City Area B)	R1/C1	1.8	0.9	2.7
3	Residential Zone (City Area c), Commercial Zone(City Area C)	R1/C1	1.8	0.9	2.7
6	Industrial Zone	IZ1 & IZ5	1.0	NIL	1.0
7	Public Purpose Zone	PPZ1	1.5	NIL	1.5
8	Agriculture Zone	AG1	As per table 6.20		

**Table 6.12: Use control and F.S.I. : Category D2 BADA**

Sr. No.	Zone	Code	Base FSI (Free)	Chargeable FSI (at 40% of jantri rate)	Maximum FSI
(1)	(2)	(3)	(5)	(6)	(7)
1	Gamtal	GM	2.0	Nil	2.0
2	Village Extension (villages Gamtal falling within agriculture Zone only for natural growth of village)	GME	1.6	Nil	1.6
3	Residential Zone (R-1)	R1	2.0	0.7	2.7
4	Residential Zone (R-2)	R2	1.6	0.6	2.2
5	Commercial Zone	C2	1.6	0.6	2.2
6	Industrial Zone	IZ1 & IZ5	1.0	Nil	1.0
7	Public Purpose Zone	PPZ1	1.5	Nil	1.5
8	Recreational	REZ	0.15	-	0.15
9	Agriculture Zone	AG1	As per table 6.20		
10	Agriculture (SP) Zone	AG2	As per table 6.20		
11	Transport and Communication	LZ	1.0	0.5	1.5

Note :-

- For city area E Government order No: NRY-232017-6573-L Dt:9/10/2017. Notwithstanding anything contained in the present GDCR the aforesaid variations and modifications with notifications mentioned in the said order shall stand valid and continue so far as approval of layout plan and building plan for "city area E" is concerned. The concern authority shall have power and authority to proceed for necessary approval on the basis of afore mentioned variations under prevailing GDCR at the relevant time for Bhavnagar Area Development Authority.
- The maximum FSI permitted in City Area F shall be 2.7 from which base FSI shall be 1.8 and chargeable shall be 0.9.

**Table 6.13: Use control and F.S.I. : Category D2 JuUDA**

Sr. No.	Use Zone	Code	F.S.I. Permissible (Base)	F.S.I. Chargeable (at 40% of jantri rate)	F.S.I. Maximum Permissible
(1)	(2)	(3)	(4)	(5)	(6)
1	Bhavanath Area.	GM	2.25	NIL	2.25
2	Gamtal Area (Walled City of Junagadh)	GM	2.25	0.75	3.0
3	Gamtal (Other than Walled City of Junagadh)	GME	1.5	0.3	1.8
4	Residential Zone	R1	1.8	0.9	2.7
5	Industrial Zone	IZ1 & IZ5	1.2	0.3	1.5
6	Recreational Zone	REZ	0.15	NIL	0.15
7	Public Purpose Zone	PPZ1	1.0	NIL	1.0
8	Agriculture Zone	AG1	As per table 6.20		

**Note:-**  
The development permission for Eco Sensitive Area shall also confirm the notification published by "Ministry of Environment and Forest, Notification No. S.O. 1260 (E), Dated, 31<sup>st</sup> May 2012" attached in Appendix.  
As per the said notification authority has to prepared zonal master plan for "Girnar Eco-Sensitive Area" The F.S.I. and built-up area under these Regulations shall prevail over the FSI and built-up area prescribed in T.P. Schemes within and outside Gamtal and walled city area if any. In case of new construction according to the provision of sanctioned revised development plan, where permissible height is not achieved even after consumption of permissible FSI. Chargeable FSI may be permitted subject to other provision of the regulation provided that the building unit shall be abut on min. 12.0 Mt. road. Provided for such construction stability report shall be furnished for the existing and new construction by Authorized structural Engineer Above additional FSI may be permitted on payment of an amount towards additional infrastructure charge at the rate decided by appropriate authority from time to time.  
Provided that, in Gamtal area chargeable FSI can be allowed on road having width of 12.0 Mt. or more.

**Table 6.14: Use control and F.S.I. : Category D2 BAUDA**

Sr. No.	Use Zone	Code	F.S.I. Permissible (Base)	F.S.I. Chargeable (at 40% of jantri rate)*	F.S.I. Maximum Permissible
(1)	(2)	(3)	(4)	(5)	(6)
1	Core area	GM	2.5	Nil	2.5
2	Gamtal other than Bharuch and Ankleshwar	GM	1.5	Nil	1.5
3	Gamtal Extension	GME	1.2	Nil	1.2
4	Residential Zone 1	R1	1.8	0.9	2.7
5	Residential Zone 2	R2	1.5	0.6	2.1
7	Industrial Zone	IZ1	1.0	Nil	1.0

**Table 6.14: Use control and F.S.I. : Category D2 BAUDA**

Sr. No.	Use Zone	Code	F.S.I. Permissible (Base)	F.S.I. Chargeable (at 40% of jantri rate)*	F.S.I. Maximum Permissible
(1)	(2)	(3)	(4)	(5)	(6)
8	Industrial Buffer	IZ2	1.0	Nil	1.0
9	Institutional Zone	KZ1	1.8	Nil	1.8
10	Recreational Zone	REZ	0.15	Nil	0.15
11	Logistic Park	LZ	1	Nil	1
12	Restricted Agricultural Zone (High Flood Zone)	RZ	0.15	Nil	0.15
13	Agricultural Zone	AG1		As per table 6.20	
14	Public Utility Zone	PPZ1	1	Nil	1

**Table 6.15: Use control and F.S.I. : D3 and D6 Category**

Sr. No.	Conceptual Zone	Code	Permissible FSI.
(1)	(2)	(3)	(4)
1	Gamtal	GM	2.0
2	Residential 1	R1	1.2
3	Commercial 1	C1	1.2
4	Industrial 1	IZ1	1.0
5	Agriculture 1	AG1	As per table 6.20
6	Public Purpose	PPZ1	1.0
7	Recreation	REZ	0.15
8	Logistic Zone	LZ	1.0

**Table 6.16: Use control and F.S.I. : Category D4, D5, D7A**

No.	Conceptual Zone	Code	Permissible FSI.	F.S.I. Chargeable (at 40% of jantri rate)*	F.S.I. Maximum Permissible
(1)	(2)	(3)	(4)	(5)	(6)
1	Gamtal	GM	2.0	Nil	2.0
2	Residential 1	R1	1.8	0.6	2.4
3	Commercial 1	C1	1.8	0.6	2.4
4	Industrial 1	IZ1	1.0	Nil	1.0
5	Industrial 6	IZ6	1	0.5	1.5
6	Industrial 7	IZ7	1.5	0.5	2.0
7	Agriculture 1	AG1		As per table 6.20	
8	Public Purpose	PPZ1	1.0	Nil	1.0
9	Recreation	REZ	0.15	Nil	0.15
10	Logistic Zone	LZ	1.0	Nil	1.0
11	Special Zone 1	SZ1	0.3	Nil	0.3
12	Special Zone 2	SZ2	1.0	Nil	1.0
13	Special Zone 5	SZ5	1.2	0.3	1.5

14	Special Zone 6	SZ6	0.8	0.2	1.0
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**Table 6.17: Use control and F.S.I. : Category D7(B)**

No.	Zone	Code	Permissible FSI.	Chargeable F.S.I.	Maximum F.S.I.
(1)	(2)	(3)	(4)	(5)	(6)
1	Gamtal	GM	2.0	Nil	2.0
2	Residential1	RZ1	1.8	Nil	1.8
3	Commercial 1	C1			
4	Industrial 1	IZ1	1.0	Nil	1.0
5	Agriculture 1	AG	As per table 6.20		
6	Agriculture 2				
7	Special Zone 1	SZ1	0.3	Nil	0.3
8	Special Zone 2	SZ1	1.0	Nil	1.0
9	Special Zone 6	SZ6	1.2	Nil	1.2
10	Public Purpose	PPZ	1.0	Nil	1.0
11	Recreation	REC	0.15	Nil	0.15
12	Logistic Zone	LZ	1.0	Nil	1.0

**Table 6.18: Use control and F.S.I. : Category D8 & D10**

Sr. No.	Use	Permissible FSI.
(1)	(2)	(3)
1	Any use in Gamtal	2.0
2	Residential - Commercial use	1.2
3	Industrial use	1.0
4	Agriculture use	0.3

**Table 6.19: Use control and F.S.I. : Category D9**

No.	Use	FSI	Maximum Built up	Maximum Height
(1)	(2)	(3)	(4)	(5)
1	Residential	1.6	40%	13.00 mt
2	Commercial	1.6	40%	13.00 mt
3	Industrial	1.6	50%	13.00 mt (Additional height as required for industrial purpose as approved by Factory Inspector.)

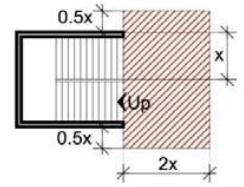
**Table 6.20: Use and Maximum Permissible F.S.I. for Agriculture Zone Categories D1 to D7(B)**

No.	Permissible Use	FSI	Ground Coverage	Maximum Permissible Building Height	Remarks
(1)	(2)	(3)	(4)	(5)	(6)
1.	Dwelling-1	0.1	5%	8mts	1. Only one farmhouse per

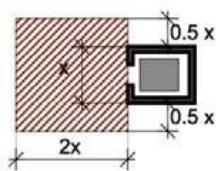
2.	Agriculture-1&2, Sports & Leisure, Parks, Assembly-4	0.1	5%	15mts	Building-unit shall be permitted. 2. No subdivision of the land shall be permissible. 3. Common Plot not required. 4. Minimum Area of any block no./ survey no./Hissa no./FP no. shall be 4000 sq .mt, except Public utility & public Institutions. 5. For Udwada ADA minimum Area of any block no./survey no./Hissa no./FP no. shall be 2000 sq.mts, except Public utility & public Institutions. 6. Road Side Margin shall be 30.00 mt.
3.	Religious, Educational1&2, Institutional, Agriculture-3, Industrial 3, Transport, Storage, Public Utility, Public- Institutional	0.45	15%	15mts	

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

1. All interior open-to-sky spaces such as courtyards and chowk, utility ducts in any form, shape and size required by Regulations.
2. Area used for parking at basement or hollow-plinth or parking at any level.
3. Basement exclusively used for parking shall have minimum clear height of 2.8 mt and maximum height of 4.5 mt. In case of mechanized parking there is no restriction on maximum height or number of level of basement floors used for parking subject to structural stability. However other permissible uses shall be permitted in the basement, up to a maximum area of 25% of its the total built-up area. Such non-parking use area shall be calculated towards the computation of FSI.
4. Hollow plinth provided for parking with the following conditions:
  - a. Hollow plinth provided for the purpose of parking shall have maximum clear height of 3.5mts.
  - b. Hollow Plinth can have provision for electric meter room, room for telephone distribution board, common toilet for both the genders, water room, servant room, and security cabin and entrance foyer if the total area does not exceed 16.5 sq.mt. This area shall not be considered towards computation of FSI.
5. Loft up to a maximum of 30% of the enclosing space.
6. Staircase, sky walks intermediate landing and stair cabin with the following conditions:
  - a. Maximum landing width at floor level shall be two times the width of stair ( $x$  mts) including additional space ( $0.5x$ mts) provided at either side of the stair landing as common area (illustrated across).
7. Lift, lift well with lift cabin, stair cabin, lift landing of lift well and water tank, including the walls provided as per Regulation no. 13.1.13 with the following conditions:
  - a. The width of the lift landing shall be considered equal to the maximum width of the lift well including walls ( $x$  mts) with an additional space ( $0.5 x$  mts) at either side of the lift provided as common area as illustrated across.
  - b. The depth of the lift landing shall be two times the



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



- maximum width of the lift well including walls (x mts) as illustrated across.
8. The width of the lift landing shall be considered twice the width of the lift well including walls including additional space provided at either side of the landing, and the depth shall be of twice the width of the lift well as illustrated across.
  9. Vehicular ramps and pedestrian ramps.
  10. Electric room and electric substation as specified by Competent Electric Company.
  11. Open-to-sky space used for solar-water heating system, outdoor units for air-conditioners or mechanical ventilation shall be exempt from FSI.
  12. Any common amenities construction allowable in the common plot having built up area upto 50.00 sq.mt.
  13. Pergolas as defined in these regulations
  14. Skip Floor, refuge area required as per fire prevention and life safety measures regulation.

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

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

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

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

**Table 6.21: Use and Minimum Building Unit Requirement**

Sr. No.	Use	Minimum Area of Building unit in sq mt.	Sr. No.	Use	Minimum Area of Building unit in sq mt.
1	Mercantile-2	500	6	Fuelling & eV station w/o service station	500
2	Education-1, 2	1000	7	Fuelling & eV station with service station	2000 (other than category D7(B), D8, and D10)
3	Assembly 1,2,3 & 4, Institutional Education-2	3500 (for AUDA Only)			500 (for category D7(B), D8, and D10)
4	Assembly-1,2,3,4	1500	8	Hospitality	1000
5	Institutional	750			

#### 6.5 Road Access and Approaches to buildings

##### 6.5.1 Road, Approach and Access

1. The conversion of road widths from length unit of feet to metric shall be as specified in table 6.22.

**Table 6.22: Equivalent Conversion of FPS to MKS.**

Sr. No.	Road Width(Feet)	Road Width(Metres)
1	20.00	6.0
2	24.60	7.5
3	30.00	9.0

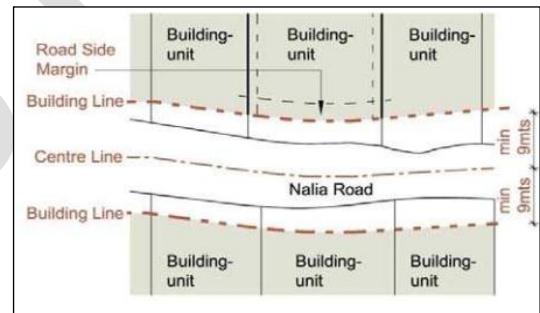
**Table 6.22: Equivalent Conversion of FPS to MKS.**

Sr. No.	Road Width(Feet)	Road Width(Metres)
4	40.00	12.0
5	50.00	15.0
6	60.00	18.0
7	80.00	24.0
8	100.00	30.0

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

#### 6.5.2 Land-Locked Building-Unit and Required road width.

- In the case of a land-locked plot, which is surrounded on all sides by other plots with no access to any street or road, access of minimum 12mts shall be required through any adjoining plots or plot which shall be nearest to the street or roads to the land locked plots, at the cost of owner of the land lock plot and such other condition as may be prescribed by the Competent Authority. In case of land locked plot behind the existing construction and where 12.0mt. wide approach is not feasible, building upto height of 10.0mt. shall be permissible on the road of 9.0mt. width and only individual bungalows /semi-detached/ row-houses shall be permissible on the road of 7.50mt.width. only where the land has received non-agriculture permission prior to the publication of the preliminary notification of the comprehensive GDCR. For non-agriculture permission granted after publication of CGDCR, 12.0mt. wide road shall be insisted and development permission shall be granted accordingly.
- Where there is no town planning scheme, for a building unit/plot abutting on a Government Nalla Road, the right of way/plot boundary shall be considered as minimum 9.0mts from the centre line of such Nalla Road. Road-side margin shall be considered from this imaginary plot boundary thus established.
- In Non-T.P.Area and Agricultural Zone, the Development Permission shall be regulated as per the road network proposed by the Appropriate Authority.
- For plots in Non-T.P. Areas, the applicable Zone, permissible uses and regulations shall be as per the original Survey No. of the owner.



#### 6.6 Building Height

- The height of building shall be regulated according to the width of the road on which it abuts
- The maximum permissible building height shall be regulated according to the width of the road on which it abuts as shown in table No. 6.23

**Table 6.23: Building Height with respect to road width.**

Category of Authority / ULB	Width of Road				
	Less than 9.0 mts	9 mts and less than 12.0 mts	12 mts and less than 18 mts	18 mts and less than 36 mts	36 mts & above.
Building Height (mts)	D1 except GMC* and RUDA AREA	10	16.5	30	45*
	D1-RUDA,D2	16.5	16.5	30	45*
	D3, D6	11	11	11	11
	D4, D5, D7(A)	10	16.5	30	45
	D7(B), D8, D10	10	16.5	25	25

\*70 mts height may be permitted on 18 mts and wider road within High density development area i.e.

**Table 6.23: Building Height with respect to road width.**

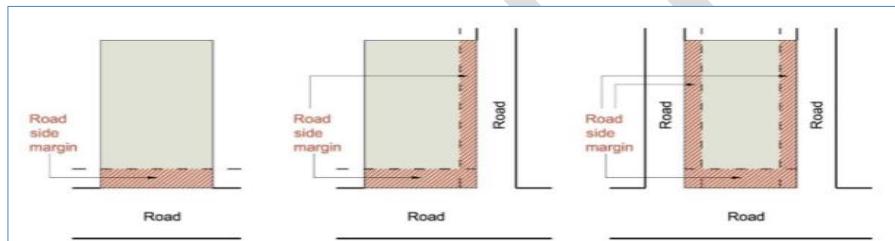
Category of Authority / ULB	Width of Road				
	Less than 9.0 mts	9 mts and less than 12.0 mts	12 mts and less than 18 mts	18 mts and less than 36 mts	36 mts & above.
200mt from the outer boundary of the road. Further to clarify, High Density Development means area where maximum permissible FSI is more than 3.5.					

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

## 6.7 Margins

### 6.7.1 Road side margin

1. Road Side Margin in a Building-unit shall be regulated by the Road width it abuts on as mentioned in the table no.6.24.
2. For Building-units with two or more abutting roads, the Road-side margin shall be applicable on all such abutting sides as illustrated in the figure.



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

**Table 6.24: Road Side Margin : All Categories except GMC and D9:**

Road Width (mt.)	$\leq 7.5$	$> 7.5$	$> 9.0 \& \leq 12.0$	$> 12.0 \& \leq 15.0$	$> 15.0 \& < 18.0$	$\geq 18.0 \& < 30.0$	$\geq 30.0 \& < 45.0$	$\geq 45.0$	
Category	D1	2.5	2.5	3.0	3.0	4.5	6.0	7.5*	9.0
	D2	2.0	2.5	2.5	3.0	3.0	6.0	7.5	9.0
	D3, D4, D5, D7(A)	2.0	2.5	2.5	3.0	3.0	6.0	6.0	6.0
	D7(B), D8	2.0	2.5	2.5	3.0	3.0	4.5	4.5	4.5

Note:-

1. For Special buildings, Road side Margin shall be 12.0mt.
2. \*For RUDA instead of 7.5 it shall be 6.0 mts if the building unit is upto 1000 sqmts and/or height 25mts.
3. The road side margin for building unit area upto 1000 sq mtr. and/or height upto 25.0 mtr. abutting on road width above 30.0 mtr. and upto 45.0 mtr. shall be 6.00 mtr. for D1-RUDA.
4. In case of D6 Category (Gandhidham) the Margin shall be regulated as per the Gandhidham regulations.

Table 6.25: Margin between two buildings and margin from common plot : All Category except GMC and D9

		Building Height upto (mt)	10*	16.5	25	45	70
Margin between two buildings	D1 except GMC		4.5	4.5	6.0	9.0	12.0
	D1-RUDA,D2		4.5	4.5	6.0	9.0	12.0
	D3, D6		4.5	4.5	-	-	-
	D4, D5, D7(A)		4.5	4.5	4.5	6.0	6.0
	D7(B), D8, D10		4.5	4.5	4.5	-	-
Margin from Common Plot(mt.) In all Category wise		3.00 mt. in case of building height up to 25.0 mt. and 6.00 mt. in case of building height more than 25.0 mt.					
<p>Note:</p> <ol style="list-style-type: none"> <li>1. BH means "Building Height"</li> <li>2. Special buildings margin between two buildings and common plot as stated above.</li> <li>3. Margins for D6 category shall be as per Schedule-18.</li> <li>4.*For D3 category it shall be 11 mtr.</li> </ol>							

#### 6.7.2 Rear& Other Side Margins

1. Rear and side margins for all categories shall be as per table 6.26.
2. In case of D1-RUDA, for DW-3, for Building unit up to 500 sq.mt and Building height up to 16.50 mt, the minimum side & rear margins shall be as per table 6.27.
3. Margins for GMC shall be as per table 6.28 to 6.39.
4. Margins and maximum permissible buildup area for D9 Category shall be as per Table no. 6.40 and 6.41

Table 6.26: Rear and Side Margins : All Category except GMC & D9

Sr.No.	Use	Area of Building Unit (PS) in Sq.mt.	Required Rear Margin in mt.	Required Side Margin in mt.	Remarks
(1)	(2)	(3)	(4)	(5)	(6)
1	Dwelling 1-2	PS ≤25	Not Required	Not Required	Only G+1 floor
		PS > 25 & ≤80	-	-	1.0 on any one side including rear side
		PS > 80 & ≤150	-	-	1.5 on any one side including rear side
		PS>150 & ≤300	2.00	1.5 (Any one side)	-
		PS>300 & ≤500	3.00	2.0 (both side)	-
		PS > 500	3.00	3.0 (both side)	-
2	Other than Dwelling1-2 & Industrial use	B.H. ≤ 16.5mt.	3.0	3.0*	or PS ≤ 750.0 sq.mt., required margins shall be 3.0 mts., for building height upto 25.0 mt.
		B.H. > 16.5mt. & B.H. ≤25mt.	4.0	4.0*	
		B.H. > 25mt. & B.H. ≤45mt.	6.0	6.0	
		B.H. > 45mt.	8.0	8.0	
3	Industrial use	PS ≤ 500	3.0	3.0	
		PS > 500 & ≤ 1000	4.5	4.5	
		PS > 1000	6.0	6.0	

Note:

1 PS means " Plot Size" and BH means "Building Height".

2 In case of D6 Category (Gandhidham) the Margin shall be regulated as per the Gandhidham regulations.

**Table 6.27: Rear and Side Margins : D1-RUDA, for DW-3, only for Building unit up to 500 sq.mt and Building height up to 16.50 mt,**

No.	Area of building unit in Sq. mt.	Required Rear or Side margin in mt.
1	Up to 80	1.5 any one side
2	Above 80 & up to 150	2.0 any one side
3	Above 150 & up to 250	2.50 any one side
4	Above 250 & up to 400	2.25 any two side
5	Above 400	3.00 all sides

Margins for GMC as shown in table 6.28 to 6.39.

**Table 6.28: Minimum Road and other Side Margins : Residential zone 1, 2 & Residential Zone 3 for GMC**

Sr. No	Plot Size (in Sq.mt)	Margin (in mt)				Balcony and Projections (in mt.) For R1& R3			
		Rear		Sides		May be covered			
		R1 & R3	R2	R1 & R3	R2	Front	Side	Rear	Stair landing
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	50	1.5		-		1.2 X 5	-	-	-
2	70	1.5		-		1.2 X 7	-	-	-
3	81(Row)	2.0		-		0.45 X 4	-	0.45 X 4	-
	81 (Twin)	2.0	N.A.	1 side 2.0		-	0.45 X 4	0.45 X 4	-
4	90	2.0		1 side 2.0		-	0.45 X 4	0.45 X 4	-
5	135	2.15		1 side 2.0		1.20 X4	0.45 X 4	0.45 X 4	0.45
6	200	2.0		1 side 2.5					
7	250	2.0		1 side 3.0					
8	330	2.0	3.0	2.0	2.75				
9	504 & above*			4.0		3.0			
10	750**			5.0		4.0			
11	900**		3.0	6.0		4.5			
12	1100**			7.0		5.0			
13	1650 & Above**			8.0		6.0			

Note:

- a. Residential Zone 1 means R1, Residential Zone 2 means R2, & Residential Zone 3 means R3.
- b. \* P.S. 504 & above category refer for R1 & R3 Zone.
- c. \*\* P.S. denotes size for R2 Zone.
- d. The End plots in different categories of plots with the area differing from its category the margin applicable shall be of the same category. Road side Margin:
- e. Minimum Road Side Margin shall be 6.0 mt. along Town Road in Residential Zone 1 & Residential Zone 3.
- f. Minimum Road Side Margin shall be 3.0 mt. along Town Road in Residential Zone 3.

Table 6.29: Road Side Margin (Mts)

Sr. No.	Plot Size(P.S.) in Sq.Mt.	Along Town Roads (mt.)			Along Interior Roads (mt.)		
		R1	R2	R3	R1	R2	R3
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	50 & 70	6.0	N.A.	3.0	1.5	N.A.	1.5
2	81(Row & Twin)	6.0	N.A.	3.0	-	N.A.	-
3	90	6.0	N.A.	3.0	-	N.A.	-
4	135	6.0	N.A.	3.0	2.5	N.A.	2.5
5	200 & 250	6.0	N.A.	3.0	3.0	N.A.	4.0
6	330	6.0	6.0	3.0	3.0	5.0	3.0
7	504 & above*	6.0	6.0	3.0	4.0	6.0	4.0
8	750**					7.0	
9	900**					8.0	
10	1100**					10.0	
11	1650 & Above**					12.0	

Note:

- a. Residential Zone 1 means R1, Residential Zone 2 means R2, & Residential Zone 3 means R3.
- b. \* P.S. 504 & above category refer for R1 & R3 Zone
- c. \*\* P.S. denotes size for R2 Zone.
- d. The End plots in different categories of plots with the area differing from its category the margin applicable shall be of the same category.

Table 6.30 : Road side, Side and Rear margins for Residential Renewal Zone I (RR -1) for GMC

Road Width (mts)	Up to 10	Above 10 and Up to 18	Above 18	Building Height (mts)	Up to 15	Above 15 and Up to 25
Road side Margins (mts)	3.0	4.5	6.0	side and rear Margins (mts)	3.0	4.0

Table 6.31 :Road side margins For Commercial Zone I (C -1) for GMC

Road Width (mts)	Front Margins (mts)
Less than 12	4.5
12 mts and above	6.0

Table 6.32 :Side and Rear margins for Commercial Zone I (C -1) for GMC

Plot Size (sq. mts)	side and rear Margins (mts)
Less than 1000	3.0
1000 and above	4.5

Table 6.33: Margins for Green Institutional Zone I (GI-1) for GMC

Plot Size(sq. mts)	Margins (mts)			Max Ground Coverage(%)
	Front	Rear	Sides	
50 x 50 (2500)	10.0	8.0	8.0	40.0
25 x 50 (1250)	8.0	6.0	6.0	40.0
25 X 40 (1000)	6.0	6.0	6.0	40.0
20 x 30 (600)	6.0	4.0	4.0	40.0
10 x 20 (200)	5.0	2.5	2.0	40.0

The end plots in different categories of plot with area differing from its category, the margin applicable shall be of the same category.

The plot sizes shall be as per allotment by the government .

**Table 6.34: Margins for Institutional Zone III (I-3) for GMC**

Road Width (mts)	Margins (mts)
Less than 24	4.5
24 mts and above width	6.0
Minimum margins on remaining Sides	4.5

**Table 6.35: Margins for Industrial Zone I and II (GIDC-1 and 2) for GMC**

Road Width (mts)	Margins (mts)
Min road side margin for plots abutting 30mt. and above road	9.0
Min road side margin for plots abutting less than 30mt.	6.0
All side margins for all plots	3.0

**Table 6.36: Margins for Recreational Zone I (Re-1) for GMC**

Road Width (mts)	Margins (mts)
Min road side margin for plots abutting "J" road	12.0
Min road side margin for plots other than abutting "J" road.	9.0
Minimum margin from river edge	30.0
All side margin for all plots	3.0

**Table 6.37: Margins for Industrial use for GMC**

Road Width (mts)	Road side Margins (mts)	Required side and rear Margins (mts)	
		Plot Area upto 1000 sq.mt.	Plot Area above 1000 sq.mt.
Upto 12	As per side margin	4.5	6.0
Above 12 and upto 18	6.0	4.5	6.0
Above 18 and upto 30	7.5	4.5	6.0
Above 30	9.0	4.5	6.0

**Table 6.38: minimum side and rear margins for all building units upto 500 sq.mts for Dwelling – 1 & 2 for GMC**

Area of building unit (sq.mts)	Required rear margin	Required side margin
Upto 150	2.25 mts	Not required
Above 150 and upto 300	2.25 mts	1.5 mts (any one side)
Above 300 and upto 500	2.25 mts	3.0mts (both sides)
building unit area above 500 sq.mts and , the minimum side and rear margin other than DW1,DW2		
Area of building unit (sq.mts)	Building height	Required margins (mts)
Upto 750 sq.mts	Upto 25 mts	3.0
More than 750 sq.mts	Upto 15 mts	3.0
	Above 15 mts and upto 25 mts	4.0
	Above 25 mts and upto 45 mts	6.0

**Table 6.39: Permissible Ground Coverage in GMC**

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

**Table 6.40: Minimum Road Side Margins : Category D9**

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

**Table 6.41: Minimum Side & Rear Margins for Category D9 of Development Area**

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

10,001 to 50,000 sq. mt	9.0	4.5	4.5
Above 50,000 sq. mt.	9.0	9.0	9.0

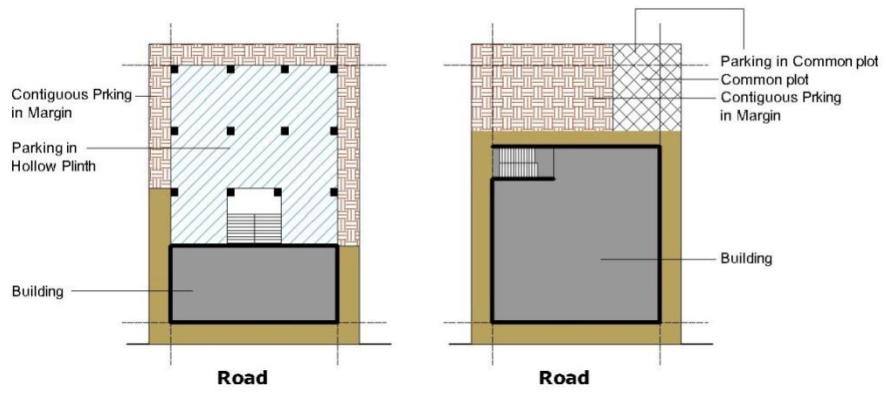
### 6.7.3 Permissible uses in Margin

1. For Dwelling 1 , 2 & 3 (Except Row house, cottage industries and pre-schools):
  - a. Ancillary uses such as parking garage, servant quarter, w.c. and bathroom shall be permitted at any zone, in side or rear marginal space but in no case in Road-side margins; with maximum permissible ground coverage of 16.5 sq.mt. and maximum permissible height of 3.0 mts. However such height may be relaxed in case of DW1 & DW2 for bathroom and w/c and may be permitted in margin at any floor other than road side.
  - b. Surface water tank up to 1.5 mts in height.
  - c. Open staircase, cantilever staircase with maximum width of 1.00 mts and landing space of maximum 2.00 mts at floor level shall be permitted in side or rear margins except on road side margin.

Provided that, for DW1 & DW2, in case of plots not exceeding 150 sq. mtrs., 1.0 mtr wide stair may be allowed. However, the stair may be allowed after keeping 1.5 mts margin if the plot abuts on 6.0 mts wide road. Further if the plot abuts on 7.5 mts wide road the stair may be allowed from the plot boundary.

  - d. Doors, windows or projections shall not be permitted along the common wall of the adjoining property. No rainwater from the roof shall be drained in the adjoining property.
  - e. Partition wall shall be allowed along the Building Unit boundary on common boundary of semidetached building and on marginal space between two structures up to a maximum height of 1.5mt.
  - f. Underground water tank, percolation well, bore well and pump room with a maximum size of 2 mts X 2 mts and with a maximum height of 2 mts.
  - g. Margin shall not be required in case of building having approach from internal road.
2. Building-units of all uses other than Industrial and Institutional: A structure (only pre-fab) for security cabin including toilet with maximum dimensions of 2 mts X 4 mts, with maximum height of 3.0mts shall be permitted in the Road-side margin.
3. For Industrial and Institutional use: a security cabin structure up to a maximum ground coverage of 16.5sq.mts with maximum height of 3.0mts shall be permitted in the road-side margin. Such a structure shall be at a minimum distance of 4.5mts from the Building.
4. Pedestrian access path, ramp and stepped approach as prescribed shall be permissible in the marginal space.
5. Common plot shall be permitted in the marginal space.
6. Vehicular Ramp: Connecting ground level with basement level-1 shall be permitted in side and rear margin for:
  - Building unit with area up to 2000 sq.mts and
  - Building unit with building less than and equal to 25.0 mts in height.
7. For a building unit using marginal space for providing electrical infrastructure such as substation as per regulation Permissible uses in Margin in 6.7.3(8), underground water tank as per regulations in Part III and others, these permissible uses shall be allowed only one marginal side except road side margin. The other marginal spaces shall be kept clear and accessible at ground level as illustrated above.
8. Electrical Infrastructure: Electrical Sub-station, Transformer room, Box-type transformer, Section Feeder Pillar, Auxiliary Power Back-up System and meter room according to the norms of the Competent Electric Company shall be permitted in marginal space except road side margin of the building unit. The area of such construction shall not be counted towards FSI.
9. Refuge Area for Building with height more than 25 mts: Cantilever Refuge area required may be permitted as per Fire Preventions and Life Safety Measures Regulations 2016.
10. Fire Escape Staircase for Building with height more than 45 mts: Fire Escape Staircase required as per Fire Preventions and Life Safety Measures Regulations 2016, shall be permitted in marginal space except road-side margin.

11. Parking shall be permitted in margins except in access path from gate to stair-case as illustrated below. If contiguous with parking in hollow plinth, provided with minimum dimension of 6.00 mts, or contiguous with over all parking layout.



12. Basement shall be permitted within side and rear margins after leaving 3.0 mt margin from the boundary of the building unit.
13. In any marginal open space, weather sheds sun breakers horizontal or vertical projections shall be permitted up to 0.60 mts. These projections may also be part of the façade articulation at various levels, but shall in no cases they become a part of the habitable space. Such projections shall be allowed above a minimum height of 2.4 mts from the ground level.
14. For any building units with following uses- Dwelling 1, Assembly 1 & 2, Education 1 & 2, Institutional, Public Institutional; the building unit level may be permitted to be raised up to plinth level.
15. Porch having 4.5 mts minimum height shall be permitted in margin, at ground level subject to the condition that 4.5 mts clear circulation space is kept for fire vehicles and machinery.
16. Special Buildings
- a. The Road side margin may be permitted to be covered up to 6 mts. from the building line with a projected cantilever structure (porch) at a height of not less than 3.00 mts from the ground level. This cantilever structure shall not be counted towards computation of FSI.
  - b. Parking shall be permitted in road-side margin after leaving minimum 6.0mts from the Building unit boundary. This minimum 6.0 mts shall be utilised for shade giving trees and plantation purpose.
17. Sky Walk shall be permissible in margin. However they shall not be at height lesser than 10.50 mts.
- 6.7.4 Restriction on Development in Margin
1. The required marginal open spaces except permissible uses as per Regulation no. 6.7.3 shall be kept permanently open to sky.
  2. This space shall not be used for stocking materials or loose articles for the purpose of trade or otherwise, putting up fixed or movable platforms.
  3. Parking shall be allowed in the rear and side marginal space after keeping minimum required margin in the case of building height more than 25.00 mt.
  4. Vehicular or Pedestrian ramp/s leading to parking in floors above ground level shall not be permitted in the margin.
  5. The sunk in lower ground floor or basement provided for the purpose of light/ ventilation shall not be permitted in the marginal open space.
  6. No difference shall be permitted in the ground level of the marginal space of the building (in cases where the permitted margin of the basement is lesser then the permitted margin of the super structure).

## 6.8 Basement in a Building-unit,

The Basement shall be permitted on the following conditions.

#### 6.8.1 Margins

1. No Basement shall be permitted in the required Road side marginal space and within required set back area in case of gamtal and core walled city.
2. The side and rear side margins for the basement shall be 3.00 mts from the Building-unit/Plot boundary. A combined shared basement parking. shall be permitted using full marginal space other than road side margin of building unit with the consent of the adjoining building unit owner for new development.
3. For building-units with area less than 500 sq.mt, basement shall be permitted with margins as per Regulation 6.7.3. However, minimum margin of 3.00 mts is required from the common wall of adjacent existing building.
4. Basement shall be permitted under common plot, internal road and internal marginal space for exclusive use of parking only with adequate structural safety during construction.

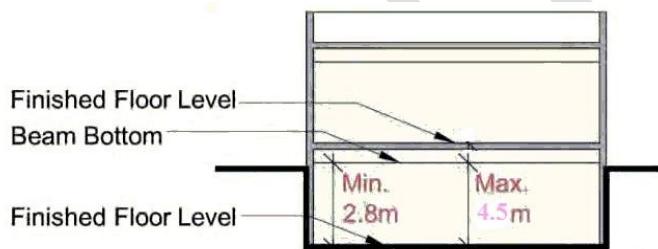
#### 6.8.2 Extent of Basement

1. Basement shall be allowed for the purpose of parking for Building-units with area 250 sq.mts or more
2. Basement is permitted, irrespective of size, for all other permissible uses other than parking at only one level and basement may be permitted at more levels as per required parking.

#### 6.8.3 Height of Basement

Maximum clear Height of the Basement shall be 4.50 mts and minimum clear height shall be 2.80 mts from finished basement to the bottom most soffit of beam/slab, whichever is applicable.

#### 6.8.4 Permissible uses in basement



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

#### 6.8.5 Services

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

#### 6.8.6 Basement: (Core Walled City and Gamtal)

1. No basement shall be permitted within required set back.
2. While construction of ma basement adequate structural safety shall be adopted.
3. One level Basements for parking shall be permitted in building unit area more than 300 sq.mts. and two levels if building unit area is more than 1500 sq.mts,
4. Permitted uses in Basement.
  - a) Parking, safe deposit vault, A.C. Plant, storage other than inflammable material.
  - b) No habitable use shall be permitted in the basement.
  - c) Permitted uses in Basement of a Hospital Building: Radiation-producing device, Radiation Therapy Room, MRI or X-Ray room.

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

#### 6.9 Addition to existing structure

1. The addition shall comply with the Regulations for construction of a new building.
2. For approved, individual, existing, detached and semi-detached dwelling units, permissible upper floors may be permitted as per sanctioned margins, staircase and projections.
3. Additions and/or alterations in core wall and gamtal:
  - a. Shall have to be carried out based on the guidelines provided in the Heritage Conservation Plan without compromising the original character of the buildings.
  - b. The addition shall comply with all Regulations for construction of a new building.
  - c. 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.
  - d. No addition or extension to a building shall be allowed which would diminish the minimum extent of open air space which is required by the Regulations applicable to the site of the building at the time of the proposed addition or extension.

#### 6.10 Addition in building units with existing Buildings

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

#### 6.11 Development in Existing Chawls

Subject to the following conditions and provision of structural safety as per Regulation 16 in Part III, owners of individual rooms of existing authorized chawls may be permitted to make alterations or to construct additional floors:

1. Additional Ground coverage area on ground floor shall not be permitted
2. Subject to other Regulations, owners of individual rooms may construct two additional floors over the ground floor.
3. While permitting first floor or the second floor, no objection shall be taken regarding F.S.I., built-up area and number of tenements in regard to the existing ground floor constructions. Individual owners shall have to provide water closet and bathrooms.

#### 6.12 Development in Core Walled City of Ahmedabad by steel structure for maintenance purpose.

Repairing and maintenance shall be commence by the owner of the building using steel structure as a component of load bearing structure, while strengthening mud / clay / brick masonry wall and slab shall be casted using stone material as slab on following conditions.

1. Owner shall produce affidavit as prescribed and owner has to appoint register as structural engineer and clerk of works.
2. Owner must take care that no harm could be occur to the surrounding existing construction as well as lives.
3. It shall not be permitted to change the use, height of the building, increase in total no. of floor , built up , FSI etc.
4. No change in the area of building unit is permissible, However, in case of road line demarcated by competent authority on the existing building, in such cases reduced building unit area shall be permissible.
5. Owner shall produce sketch plan including built up area calculated by registered engineer /architect and with photographs .

6. Owner shall complete repairing/maintenance work within six months time limit, however, if in any circumstances owner shall not complete repairing/maintenance work within specified time limit, competent authority shall increase time limit for a maximum one year.
7. Owners shall inform the competent authority within 21 days after completion of work.
8. Maintenance shall be carry out in such a manner that shall not disturbed heritage precincts/structure.
9. Applicant has to pay scrutiny fee with the application as table.6.42.

**Table 6.42 : Scrutiny Charges for Steel Structure for maintenance purpose in Core Walled City of Ahmedabad.**

<b>Use of building</b> <b>(1)</b>	<b>Built-up Area(sq.mts)</b> <b>(2)</b>	<b>Rate (Rs.)</b> <b>(3)</b>
Dwelling 1, 2 &3 for Residential purpose only	Upto 25	1000/-
	Above 25 to upto 60	1000/- + Rs.100 per sq.mts( for additional built up area more than 25 sqmt)
	Above 60	4500/- + Rs.150 per sq.mts( for additional built up area more than 60 sq.mts)
Non Residence building	All	Rs.500 per sq.mts, but minimum Rs.10000 per unit.

**Note :-**

- a. in case of repairing started before grant of permission in such cases above charges shall be two times of respective categories.
- b. Provided that repairing and restoration shall be permitted as per provision of regulations of CGDCR. Uses and FSI Utilised prior to 05/06/2017 shall be permitted without considering the road width. Such work shall be permitted only on the bases of structural report of registered structural engineer category – 1.
- c. Any repairing and restoration work shall be carried out under the supervision of registered structure engineer category – 1 with experience of minimum 10 years.
- d. Hospitality uses shall be permitted on all floors without considering road width.

### 6.13 Row House and Tenement type buildings.

#### ROW TYPE BUILDINGS

1. The minimum area of plot on which row houses are to be constructed shall be 1000 sq.mts
2. The minimum length of common wall between the two adjacent row houses / tenements shall be 50% of the depth of the row house / tenements.
3. The minimum size of an individual sub-plot of a row house shall be 40 sq.mts. Maximum permissible built up area shall not exceed 60% of an individual sub plot and the minimum width of the plot shall not be less than 3.00 mts.
4. Minimum margin in the front shall be 2.00 mts. and rear margin shall be 2.50 mts. The end plot in a row house shall also have minimum side margin of 2.00 mts. on the side abutting on road.
5. 5.00 mts wide space open to sky shall be provided at the end of every such 10 continuous houses of row houses.
6. Such row houses shall be ground + two floors structures with a maximum height of 10.00 mts. In case of hollow plinth provided at ground floor for parking the height shall be considered from the top of hollow plinth. A stair cabin, cover for internal courtyard, water tank will be allowed to project beyond this.
7. Requirement for common plot shall be as prescribed irrespective of number of row houses to be developed.
8. In case of tenements type building, The width of internal approaches/road for such development shall be regulated in table 6.43.

**Table 6.43:Width of the Internal Road based on the length of Road**

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

Note: The aforesaid provision shall be applicable to industrial row type buildings. Such industrial buildings may be used for activities permitted under industrial - 1

#### 6.14 Provision for Podium

##### 1. Definition:

Podium: A continuous projecting base or pedestrian under or around the building, generally used for parking and movement of vehicle within the permissible area as specified in these regulations.

##### 2. Podium – Podium parking may be allowed for the plots having area more than 4000 sq.mts as per the following requirements.

- a. No podium shall be allowed in the front set back or margin.
- b. Podium shall be allowed at a distance of 6.0mt. from the plot boundary all side.
- c. The structural design of Podium slab and ramp should be of adequate strength to bare the load of fire engines and vehicles.
- d. The consent form The Chief Fire Officer shall be necessary before permitting the aforesaid podium.
- e. Common plot may be allowed at a raise level maximum upto 10.00 mts, below which swimming pool, banquet hall, parking, may be permitted. Any such common plot shall have a parapet which may not be less than 2.00 mts height.
- f. Podium shall only be permitted for parking.

#### 6.15 Parking

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

**Table 6.44:Parking requirement**

No.	Type of Use	Minimum Parking Required	Visitor's Parking (% of required parking)
(1)	(2)	(3)	(4)
1	Dwelling-1, Dwelling-2	<ul style="list-style-type: none"> <li>• 1car parking - for more than 100 sq.mts and up to 300 sq.mts of plinth area per unit. Additional 1 car parking for every 100.00 sq.mts or part there off of plinth area per unit.</li> <li>• This shall be permitted within the marginal space.</li> </ul>	Nil
	Dwelling-3	20% of Total Utilised FSI	10%

**Table 6.44:Parking requirement**

No.	Type of Use	Minimum Parking Required	Visitor's Parking (% of required parking)
(1)	(2)	(3)	(4)
2	Mixed Use (Residential + Commercial), Mercantile, Religious, Hospitality, Transport	<ul style="list-style-type: none"> <li>● Dwelling-1,2 or 3, as the case may be.</li> <li>● For other uses %of utilized F.S.I. : <ul style="list-style-type: none"> <li>- 30% if building unit up to 750 sq.mts.</li> <li>- 40% if building unit above 750 to 2000 sq.mts.</li> <li>- 50% if building unit more than 2000 sq.mts.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>● Residential 10% and</li> <li>● Commercial 20%</li> </ul>
3	Assembly-1,2&3	50% of Total Utilised FSI	20% of the required parking
	Assembly-4	50% of Building-unit Area	
	Assembly-Stadium I	1.25 sq.mts of parking area per person of the Total stadium capacity	
4	Institutional Buildings, Public-Institutional Buildings	<ul style="list-style-type: none"> <li>● 50% of Total Utilised FSI</li> <li>● For Hospitals and nursing homes, additional parking of Ambulance shall be provided at the ground level.</li> </ul>	20%
5	Industrial-1,2,3&4; Storage,	10% of the Total Utilised FSI	Nil
6	Educational	<ol style="list-style-type: none"> <li>a. Primary &amp; Pre-schools- 25% of the Total UtilisedFSI</li> <li>b. Secondary &amp; Higher Secondary Schools - 40% of the Total UtilisedFSI</li> <li>c. Colleges and coaching classes -40% of the Total UtilisedFSI,</li> <li>d. Facility for drop-off and pick-up shall be provided within the premise.</li> </ol>	10%
7	Sports & Leisure	25% of Building-unit Area	10%
8	Recreation	10% of Building-unit Area	10%

Note:-50% of the visitor parking shall be provided at ground level.

2. Parking requirement for a Mixed-Use development shall be calculated on prorate basis of the FSI consumed specific to the different uses.
3. Parking is permitted at any floor level above ground and at more levels of basement as per required parking, with provision of vehicular ramp.
4. 50% of the required visitors parking shall be provided at the ground level.
5. 50% of all required parking shall be provided for cars.
6. Parking area includes parking space, driveway and aisles but excludes approach road, vehicular lift and vehicular ramps.
7. Parking layouts with minimum size requirements for parking space, driveways and access lanes shall be provided as prescribed.
8. Parking shall be permitted in side or rear margins except in approach road.
9. Parking shall also be permitted in road-side margin after leaving clear margin of 4.5 mts from the building-unit boundary towards road-side. In case of building unit abutting more than one road and having area up to 1000 sq.mts shall be permitted to utilise narrow road side margin for parking.
10. Provided that, parking shall be allowed in any road side margin having building unit area up to 750 sq.mts.

11. Parking area should be retained as effective parking space and shall be maintained with light and ventilation system if provided in an enclosed area
12. In cases where misuse of parking space is noticed, the use of the entire building shall be discontinued by the Competent Authority. Building use shall be permitted only after the required parking spaces are provided. High penalty shall be levied considering the period of misuse of the parking space and the benefit derived out of misuse as decided by the Competent Authority from time to time.
13. For multi-level parking, a vehicular ramp shall be necessary.
14. If parking is provided on any upper floors with vehicular elevator, vehicular ramp is not necessary if parking space is provided with provision of floor sprinklers.
15. Parking shall not be permitted within an Atrium.
16. In case the maximum permissible FSI is not utilised, for any extension or additions in the future, additional parking as per regulation shall have to be provided as required for this additional utilised FSI.
17. Notwithstanding anything contained in clauses no. 1 to 16 above, ramp leading to basement or upper floors and parking at ground level shall be provided in such a manner that 4.5 mts. clear stretch of space is kept for the movement of fire equipment and machineries. Provided that in case of parking to be provided in front margin as per clause no. 6.15(9) and 6.15(10) shall be applicable.
18. In case of stacked parking – mechanized parking where in parking slots are provided at elevated platform and an approach is common to the parking at the below elevated platform. The calculations for parking shall be in a manner that the area considered for stacked parking shall be equivalent to 1.5 times. For explanation: If a parking space provided is 500 sq.mts., it shall be considered as  $500 \times 1.5 = 750$  sq.mts.”
19. The competent authority, if finds its necessary to disallow parking considering the safety on account of flooding or otherwise, may restrict basement to be used for parking.
20. Vehicular Ramp: Connecting ground level with basement level-1 shall be permitted in side and rear margin for:
  - a. Building unit with area up to 2000 sq.mts or and
  - b. Building unit with building less than and equal to 25.0 mts in height.
21. Parking requirements for heritage areas & other areas in core walled city.
  - a. For Heritage Structures, Buildings and Precincts identified in the Heritage Conservation Plan, parking requirements shall not be required if the proposed uses are hospitality and/or sympathetic adaptive re-use to residential.
  - b. Parking spaces for vehicles shall be provided within the Building-unit for every new and / building or extension in existing building constructed for the first use and /or when the use of old building is changed.
  - c. Parking shall not be required in the following cases:
    - i. Building-unit with area less than 100 sq.mts for residential use,
    - ii. Building-unit with area less than 60 sq.mts for non-residential use,

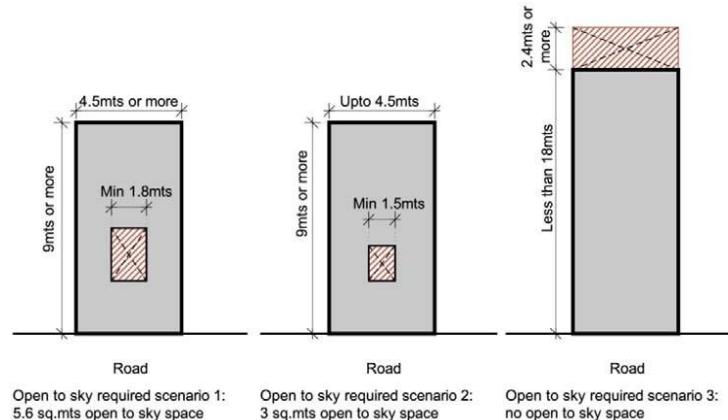
#### 6.16 Open-to-Sky Space:

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

##### 6.16.1 Building Dimensions:

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

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



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

**Table 6.45: Minimum dimension of OTS based on building height**

Sr.No.	Building Height (in mts)	Minimum dimension of the smaller size (in mts)	
		Gamtal& Core Walled City	other than gamtal
1	$\leq 10$	1.20	1.5
2	$> 10 \text{ and } \leq 16.5$	2.0	1.5
3	$> 16.5 \text{ and } \leq 25$	3.0	2.5
4	$> 25 \text{ and } \leq 45$	NIL	3.0
5	$> 45$	NIL	6.0

#### 6.16.2 General Requirement for Open-to-Sky space

- Every exterior or interior, open space shall be kept free from any erection thereon and shall be kept open to sky with suitable and sufficient access.
- No open drain except for rain water shall be constructed in any open space required by these Regulations.
- 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.
- No construction work on a building shall be allowed if such work operates to reduce an open air space of any other adjoining building belonging to the same owner to an extent less than what is prescribed by any of these Regulations in force at the time of the proposed work to further reduce such open space if it is already less than what is prescribed.
- Every open space, whether exterior or interior, provided in pursuance of any Regulation, or under an agreement lodged with the Authority shall be paved and be always kept free from any erection thereon and open to the sky, except 23 cms cornice or 30cms eave or grill with opening not less than 8 cms X 8 cms. 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.
- Opening for ventilation shall open into an open to sky space with minimum dimension of 0.9 mts X 0.9 mts.

#### 6.17 Development of Land

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

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

with hollow plinth) and up to the location of the farthest entrance of the building in case of solid plinth.

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

**Table 6.46: Provisions for the length of road for layout, sub-plotting and building approach.**

Length of road / approach in mt	Width of road / approach in mt					
	layout		Sub plotting		Building approach (for campus planning)	
	Resi.	Non resi.	Resi.	Non -resi.	Resi.	Non resi.
Upto 15 or less	6.0	6.0	3.0	4.50	3.0	4.50
Upto 45	6.0	6.0	4.50	6.0	4.50	6.0
Above 45 and upto 75	6.0	7.50	6.0	7.50	6.0	7.50
Above 75 and upto 150	7.50	9.0	7.50	9.0	7.50	9.0
Above 150 and upto 450	9.0	12.0	9.0	12.0	9.0	12.0
Above 450	12.0	18.0	12.0	18.0	12.0	18.0

**Note :**

1. Layout means the laying out of plots for the first time when land is converted from Agriculture to Non Agriculture.
2. Sub Plotting means modification in the boundary of plot by sub dividing plot into more than one sub plot.
3. Building Approach (for campus planning) means approach given to development of a gated environment.
4. The length of road for calculating the width shall be considered by separating the length from junction. The length of smaller road shall be considered from the wider road.

#### 6.17.2 General Requirements for Internal Roads

1. The Internal Road shall be provided up to each individual building.
2. Internal road width shall be measured in length from the farthest point of its origin to the next wider road it meets.
3. In cases where the road is in continuation with any private road in the adjoining estate or any public road continuous to the estate, the length of the adjoining road of the public road shall be added to the length of the internal road for the purpose of determining the width of such road.
4. Curves at the junction: The curves shall be provided at the junction of roads as prescribed in table 6.35. However in case where approval has been granted for any building unit or a lay out plan under any regulations the competent authority shall not insist to keep the curvature as provided above.

**Table 6.47: Radius of road curvature based on Width of the road**

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

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

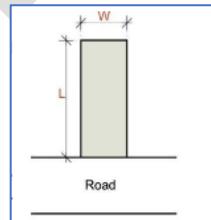
5. The shape of the plots and the junction of the roads, at the corners shall be designed as directed by the Competent Authority.
6. The alignment of the internal road or roads shall be regulated to be in continuation of the public or private roads continuous to the applicant's Building Unit; but in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

Provided that in case where approval has been granted for any building unit or a lay out plan under any regulations the competent authority shall not insist to keep the curvature as provided above.

#### 6.17.3 Amalgamation and Subdivision of Building-unit

The owner or developer shall be required to get the land reconstituted by the Competent authority as 'Building unit' or 'Building units' before amalgamation or sub-division of land.

1. In case of subdivision or amalgamation, the depth of building unit shall be regulated as per sr.no. 3 here under.
2. Amalgamation of Building-unit abutting on a road with width equal or more than 18.00 mts, shall be permitted if depth of the Building-unit shall not exceed three times the frontage of the Building-unit abutting on road.
3. The minimum side of the building unit shall be in accordance with the plot size as per the table.



**Table 6.48:Minimum side of building unit**

Sr. No.	Building Unit Area(Sq.mt.)	Minimum Side abutting to road (mt.)
1.	$\leq 60$	3.0
2.	$> 60 \text{ to } \leq 100$	4.0
3.	$> 100 \text{ to } \leq 200$	5.0
4.	$> 200 \text{ to } \leq 500$	7.0
5.	$> 500$	10.5

Provided that building units not in conformity to the minimum size and specified in the aforesaid table shall be exempted from the applicability of the above if they are subdivided or amalgamated prior to Dt.31/03/2018.

4. Sub division of building unit with existing structure may be approved but such newly created sub division shall comply with the prevailing relevant provision of CGDGR. However the provision of margins, for the existing building may be allowed as per the development permission granted for the existing building.

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

1. For any development in confirmation with zoning or use, where the Town Planning Scheme is not declared, the owner/ applicant shall contribute land to the competent authority for infrastructure. Such contributed land shall be adjusted in town planning scheme prepared in future. The extent of contribution shall be as under:
  - a. 40% of the land falls in D1 and D2 category.
  - b. For development in any area other than "6.17.4.1a" above, minimum 12.0 mts width of one road, considered to be a cross over road shall be provided. Such road shall be a public road and the land falling under such road shall be part of the land contributed for infrastructure development.
2. Land contribution required under clause 6.17.4(1), may not be required in the following cases. However for relaxing the land contribution, the competent authority shall record the reasons in writing and then decide.

- a. Where permission was granted for a layout and order for non-agriculture purpose, under land revenue code is passed by the competent authority before 28th March, 2018, the aforesaid provision of contribution of land shall not apply in case of plot less than or equal to 1000 sq.mts. While land contribution upto 20 % shall apply in case of plot more than 1000 sq.mts. Nevertheless, the competent authority while granting such relaxations, shall record the reasons in writing.
  - b. Land of closed textile mills and is to be used for industrial use only.
  - c. Land falls in Gamtal or Agriculture Zone.
3. Where the Town Planning Scheme is not prepared, the competent authority shall, for proper access, circulation and mobility, prepare a road network plan. Such shall be in sync with any, existing or development plan roads.
  4. In case of any development permission other than for agriculture use in agriculture zone, the contribution of land for amenities shall be applicable as stated in above.

#### 6.17.5 Common Plot

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

**Table 6.49:Minimum common plot**

Sr. No.	Use	Area of the Building-unit/plot Size (Sq.mts)	Minimum Required Area of Common Plot
1	Other than use mentioned in Sr.No. 2 &3 below	$\geq 2000$	<ul style="list-style-type: none"> <li>• 10 % of the area of Building-unit</li> <li>• 8 % of the area of Building-unit in case of core walled city and gamtal</li> </ul>
2	Industrial	$\leq 5,000$	Nil
		$> 5,000 \text{ and } < 20,000$	8 % of the area of Building-unit
		$\geq 20,000$	1600 Sq.mts + 5 % of the area exceeding of 20,000 Sq.mts
3	Religious, Educational-1&2, Institutional, Assembly, Public Institutional	$\geq 2000$	20 % of the building area

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

2. The Common Plot area shall be exclusive of approaches but can be permitted in marginal space. However it shall not be allowed within Atrium or any covered space.
3. The area of the Common Plot may be sub divided such that the minimum area of the Common Plot shall be 200 sq.mts with no sides less than 10.0mts. while in case of RAH, the Common Plot shall be provided with no sides less than 8.0 mts
4. Angle between adjacent sides of the Common Plot shall be 60 degrees or more.
5. No construction shall be permissible in the Common Plot except Electric substation, Transformer room, Auxiliary power generator, Box-type transformer, section feeder pillar, meter room, over and underground water tank and pump room, security cabin, Community/ Society common amenities shall be allowed to be constructed in the Common Plot subject to the following requirements:
  - a. Maximum Ground Coverage of 15 % of the respective Common Plot.
  - b. Maximum Height of construction shall be 7.5 mts from the level of the Building Unit except in the case of overhead water tank, where more height may be permitted.
  - c. Community/ Society common facility shall be permitted on a Common Plot. The area of this Community/Society common facility having built up area only upto50.00sq.mt. shall not be considered towards computation of FSI of the Building Unit.
  - d. Such a building shall be required to maintain the minimum margin requirements between buildings with respect to the adjacent buildings and Road Side Margin as prescribed.

6. In case of Residential Use, 50% of the Common Plot may be allowed to be used as parking space including drive way and aisles. Parking in common plot shall be permitted in road-side margin after leaving minimum 1.5mts from the Building unit boundary. This minimum 1.5m shall be utilised for shade giving trees and plantation purpose.
7. In case of 'all other uses except Residential Used, complete area of the Common Plot may be allowed to be used as parking space including driveway and aisles. Such parking shall be permitted in road-side margin after leaving minimum 1.5mts from the building-unit boundary. This minimum 1.5m shall be utilised for shade giving trees and plantation purpose.
8. In cases where layout or subdivision of Building Unit is sanctioned with provision of required Common Plot, Common Plot shall not be insisted in case of sub-division of such sub-divided new Building-unit and/ or amalgamation of such sub-plots and/ or further development of such sub-divided new Building-unit irrespective of its area.
9. The Owner shall be required to give an undertaking that the Common Plot shall be used exclusively for the residents / occupants of the Building-unit. On sanction of the Development Permission, the Common Plot shall deem to have vested in the society/association of the residents/ occupants. The Common Plot shall not be sold to any other person.

#### **6.18 Development on Kabrastan, burial ground etc.**

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

#### **6.19 Development on Open Space Plots**

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

#### **6.20 Discrepancy Removal**

Any discrepancy found in the text of revenue survey no./block no. / final plot no.in Development Plan, the Concern Competent Authority after following the prescribed procedure of verification with each appropriate authority with authorized revenue records/Final T.P.S. Records can take appropriate decision for correction of the the said discrepancy in revenue survey no./block no. / final plot no.in Development Plan and Competent Authority while sanctioning the Development Permission accordingly.

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

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

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

#### **6.22 Re-Development work on road having width 6.0 mts and less than 9.0 mts**

For dilapidated residential buildings over age of the building 35 years, type development shall be permitted with following conditions:-

1. Construction shall be on Hollow Plinth looking to the parking requirements.
2. Total height shall be permitted up to existing height of the structure on site or maximum 16.5 mts whichever is less
3. Parking requirement may be relaxed by the concern sanctioning authority subject to new construction shall be on full hollow plinth(Stilts).
4. No other relaxation except existing approved projection in the margin shall be allowed and new construction shall be done as per provision of prevailing GDCR
5. No extra dwelling (Apartment) shall be permitted other than the existing authorized units
6. This new development and numbers of Dwelling units shall be allowed for the existing members only.
7. No amalgamation of such building units shall be permitted with other building unit/units.

UD & UHD

## 7 GAMTAL (GM) & CORE WALLED CITY (CW)

In addition to the following specific regulations the general planning and development regulations specified in chapter 6, shall be applicable to the core walled city of Ahmedabad, Heritage Core Area: (Udwada Nagarpalika) and other gamtal.

### 7.1 Minimum Area of a Building-unit

Minimum area of a Building-unit shall be 18sq.mts with no side less than 3.0 mts in width.

### 7.2 SET BACK

1. The Set back of 3.00 m from central line of existing street shall be provided where regular line of street is not prescribed.
2. The land left open as set back shall be deemed to be part of the street.
3. The competent authority shall permit the F.S.I. and Built-up 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 therefor.
4. Setback is not applicable to dead end streets and service lanes.
5. Setback should also be provided where prescribed line of street is less than 6.0 mt. But the land so left shall be allowed to cover from first floor onwards at a minimum clear height of 3.60 mt from ground level.

### 7.3 Building Height

1. The maximum permissible building height shall be regulated according to the width of the road on which it abuts and as prescribed in below table 7.1:
2. For Building-units abutting a khadki, chowk, fadia, alley or cul-de-sac, the maximum permissible Building Height shall be regulated as per the width of the road leading to such khadki, chowk, fadia, alley or cul-de-sac as mentioned in table 7.1

**Table 7.1: Maximum Permissible Building Height in Core Walled City and Gamtal for D1 to D8 and D10 Category**

Sr. No.	Road Width(m)	Maximum Permissible Building Height(m)
(1)	(2)	(3)
1	Upto 7.50m	Twice the width of the abutting road or open space
2	Above 7.50m and less than 12.00m	16.5
3	12.00m and above	25.00

Note : For D3 and D6 Category maximum permissible building height shall be 11 mts.

### 7.4 Permissible Ground Coverage

The ground coverage for core walled city of Ahmedabad shall be as specified in the table 7.2

**Table 7.2: Permissible Ground Coverage**

Sr.No.	Building Unit Area	Percentage of Ground Coverage	Remarks
(1)	(2)	(3)	(4)
1	$\leq 500$ sqmts	100 %	
2	$>500$ and $\leq 1500$ sqmts	75 %	
3	$>1500$	65%	

In case of Gamtal, The permissible built up area on any floor including ground coverage shall not exceed 75% of the building-unit area.

### 7.5 CHOWK for Gamtal

No person shall erect, construct or reconstruct from foundation or plinth a building more than 9 Mts. in depth from its front without providing an open space or chowk open to sky from plinth level for every 9 meters depth of the building, of at least 5.6 Sq.Mts. which may be reduced to a minimum of 3.0 Sq.Mts. with no side less than 1.5 Mts. case if the width of the property to be developed is 4.5 meters or less. This shall not be applicable to a building having doors and

windows opening at least on two sides over streets or open compound not less than 2.4 meters wide provided the depth does not exceed 18 meters.

#### 7.6 Heritage Conservation Plan – Ahmedabad.

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

#### 2. Permissible Uses.

The owners of these heritage structures and buildings shall be required to conserve the following original aspects of their Buildings:

- i. Façades
- ii. Building Footprint
- iii. Character of Open Spaces such as courtyards, khadki, streets, etc.

#### 3. Tradable Development Right (TDR)for Heritage Area of Ahmedabad.

(1) Tradable Floor Space, may be provided for a Building-unit with Heritage Structures or Building, or for Building-units within a Heritage Precinct.

(2) The Competent Authority shall notify the Heritage Conservation Plan, classifying the buildings on the basis of their respective heritage value. The Competent Authority shall issue Tradable Floor Space, as rates specified hereunder.

- a. 50% of total utilized FSI for Highest Heritage Value;
- b. 30% of total utilized FSI for High and Moderate Heritage Value; and
- c. Nil for Non-Listed.

(3) Maximum 10% of this Floor Space may be used for extensions or alterations to the existing notified Heritage Building within the limit of maximum permissible FSI. The rest may be utilized through TDR mechanism in other zones where chargeable FSI is permissible.

#### 4. Additions or Extensions to existing Structure.

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

#### 7.7 Regulation for Heritage Core Area: (Udwada Nagarpalika)

The development within the core area of Udwada shall be in accordance to the provisions hereunder.

##### 1. Definition:

(1) **Heritage Core Area(HCA):** Heritage Core Area means the area consisting of critical mass of building having strongest architectural features of the original dwelling units and heritage streetscape as shown in the plan with brown verge.

(2) **Heritage Conservation Committee (HCC):** is a Committee nominated by the state government for the purpose of implementation of the following with respect to the HCA

Table 7.3:Members of Heritage Conservation Committee (HCC) Udwada:

<b>Sr. No.</b>	<b>Name of Member</b>	<b>Designation in committee</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>
1	Prant officer, Valsad	Chairman
2	Sarpanch	Member
3	Town Planner, Valsad (Class-I)	Member
4	Representative of Udwada Samast Anjuman	Member
5	Architect Cum Heritage Expert- To be appointed by Udwada Samast Anjuman	Member
6	Junior Town Planner, Valsad Branch, Valsad (Class-II)	Member Secretary

##### 2. Function of Heritage Conservation Committee (HCC):

- (1) Heritage Conservation Committee will control and regulate the use and development of land within the HCA, including impositions of conditions and restrictions in regard to the open space to be maintained for buildings, the percentage of building area for a plot, the locations, number, size, height, number of story's and architectural character of building and density of built up area allowed in specified area, the use and purpose to which a building or specified area of land may or may not be appropriated, the subdivision of plots, the discontinuance of objectionable uses of land , in any area in any specified periods parking spaces, loading and unloading spaces for any building and the sizes of projection and advertisement of the conservation plan, as per the guidelines specified to them time to time.
- (2) Nothing mentioned in this regulation should be deemed to confer a right on the owner/occupier of the plot to demolish and/or reconstruct and/or make alterations to this heritage building/buildings in a HCA if in the opinion of the heritage conservation committee such demolition/reconstruction/alteration is undesirable.
- (3) So as to preserve the beauty of the region, the heritage conservation committee shall have the power to direct especially in, areas designated by them, that the exterior design and height of buildings should have their prior approval.
- (4) The size and shape of every plot shall be determined so far as may be to render it suitable for building purpose and where the plot is already built upon to ensure that the building complies with the provisions of the conservation from the heritage conservation committee for any alteration of boundaries of plots of individuals and joint ownership.

### 3. Terms of References of the HCC:

- (1) To advise the Competent Authority whether development permission should be granted and the condition of such permissions.
- (2) To prepare a supplementary list of building, artifacts, structures, areas precincts of historic, aesthetic, architectural, cultural or environmental significance and a supplement list of natural features of environmental significance or scenic beauty including sacred groves, kills, hillocks, water bodies (and the areas adjoining the same ,open areas, wooded areas, etc, to which this regulation shall apply
- (3) To advise whether any relaxation, modification, alteration, or variance of any of the general Development Control Regulation is called for
- (4) To advise the Competent Authority in framing special regulation for HCA.
- (5) To advise the Competent Authority on applicability of Development proposal affecting listed heritage buildings in HCA and on moving the Government to modify the same.
- (6) To prepare special design and guidelines/publications for listed heritage buildings, control of height and essential façade characteristics such as maintenance of special types of balconies and other heritage items of the buildings and to suggest suitable design adopting, appropriate material for replacements keeping the old form intact to the extent possible.
- (7) To prepare guidelines relating to design elements and conversation principles to be adhered to and to prepare other guidelines for the purpose of this regulation.
- (8) To advise the Competent Authority on evaluating the cost repairs to be given to owners to bring the existing buildings back to the original condition. For this purpose the Committee may also try to help the UADA to raise funds through private resources.
- (9) To advise the Competent Authority on any other issues as may be required from time to time during the course of scrutiny of development permission and in overall interest of heritage/environmental conservation.
- (10) To appear before the Government either independently or through or on behalf of the Competent Authority in cases of appeals related to listed heritage buildings in HCA.

### 4. Planning Regulation

- (1) Amalgamation / Sub-division of the plots in the HCA shall not be allowed.
- (2) No building(s)/structure(s) to its parts within the HCA shall be allowed to be demolished/ reconstructed /repaired without the prior permission of the Heritage Conservation Committee.

- (3) Any change of use within the HCA may be permitted only after approval of the Heritage Conservation Committee.
  - (4) No road widening of the existing roads/paths/small lanes/gullies would be permitted in the HCA. The main Iranshah road shall be converted into a pedestrian road. The road widening in the buffer area shall not be allowed except in the specific area as approved by the Heritage Conservation committee.
  - (5) Position and placement of landmarks, shrines and wells within the precinct are to be retained. However in case of exigencies these can be shifted to a suitable within the precinct with prior permission of the Heritage Conservation Committee. No additional landmarks in the form of wayside shrines or crosses etc shall be permitted in the HCA.
  - (6) All the common open spaces and open spaces of the individual plots within the HCA shall be maintained without being built upon.
  - (7) Permissible FSI allowed to be consumed in this HCA shall not exceed the net F.S.I of the existing building.
  - (8) Basements shall not be permitted in any development or redevelopment in HCA.
  - (9) Existing street edge of the buildings shall be maintained. Existing buildings abutting a street shall not enclose the verandahs using any masonry or other opaque partitions.
  - (10) Construction of the compound wall in the front shall not be permitted in cases where there exists none originally. Whereas in cases where the compound wall already exists, the reconstruction of the same could be permitted with the permission of Heritage Conservation Committee and which shall be essentially transparent in nature having a height not more than 1.1 mts. above center line of the road. The design/section material etc. to be used for the construction of compound wall should match with the precinct character.
  - (11) Internal/ external staircases shall be maintained in its original form. In case where it has dilapidated it shall be restored to its original condition and form using the same material as it was originally made of.
- No new additional staircases shall be permitted. In cases where the additional staircases are essential stability of the building and is not conspicuously visible from the access serving the plot with the prior permission of the Heritage Conservation Committee.
- (12) No stilts shall be permitted in any development proposal within the HCA.
  - (13) Permissible height shall not be more than 9.0 m.
  - (14) Plinth shall be 0.6m to 1.2m from Ground level.
  - (15) Height of the floor shall not be less than 2.7m & more than 3.0m. The HCC shall give their opinion within 30 days of receiving the proposal from the Competent Authority.

## 8 Other than GAMTAL (GM) & CORE WALLED CITY (CW)

In addition to the following specific regulations the general planning and development regulations specified in chapter 6, shall be applicable to all areas other than the core walled city of Ahmedabad, Heritage Core Area: (Udwada Nagarpalika) and other gamtal.

### 8.1 GAMTAL EXTENSION (GME)

1. Gamtal extension means an area as demarcated in the development plan or where it is not demarcated in the development plan it shall be an area as specified hereunder:
  - a. 300 mts from the gamtal boundary if population less than 5000 and
  - b. 600 mtr from the gamtal boundary for others.

### 2. BUILDING HEIGHT

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

**Table 8.1: Maximum Permissible Building Height in other than Core Walled City and Gamtal for D1 to D8 and D10 Category**

Sr. No.	Road Width(m)	Maximum Permissible Building Height(m)
(1)	(2)	(3)
1	Upto 7.50m	Twice the width of the abutting road or open space
2	Above 7.50m and less than 12.00m	16.5
3	12.00m and above	25.00

Note : For D3 and D6 Category maximum permissible building height shall be 11 mts.

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

### 8.2 RESIDENTIAL AFFORDABLE HOUSING (RAH)

Affordable Housing means residential development for providing Affordable Housing of dwelling units up to 80 sq.mts along with ancillary commercial use up to 10% of the total utilized FSI.

#### 8.2.1 Applicability of RAH

1. Affordable housing use shall be permitted all areas and zone except the following conceptualized zone:
  - a. Core Walled City (CW) Ahmedabad, Heritage Core Area: (Udwada Nagarpalika) and other gamtal, Residential 3, and
  - b. all types of industrial Zones viz. Industrial Zone – General (IZ1), IZ2, Industrial Zone - Special (IZ5), IZ6, IZ7, GIDC Estate ( IZ3 & IZ4), and
  - c. Agriculture Zone viz. AGZ1, AGZ2, AGZ3, AGZ4, REZ and
  - d. Special Plan Development zone- 2 ( SPD- 2), Special Plan Development zone- 3 (SPD-3).
2. These regulations for RAH shall also apply to development carried out under the affordable housing policy (Mukhya Mantri Awas Yojana), Mukhya Mantri Gruh Yojana.
3. If the line of RAH Zone divides any Survey No./Block No./Final Plot No., the entire Maximum Permissible FSI shall be permissible for development of Residential Affordable Housing, irrespective of the part of the Survey No./Block No./Final Plot No. that is not in RAH Zone. This incentive shall not be valid for Survey Numbers amalgamated after the date of publication of the Development Plan

#### 8.2.2 Floor Space Index and Density for RAH

1. Minimum density for any proposed Residential Affordable Housing shall be 225 dwelling units per hectare and part thereof.
2. Floor Space Index (FSI) shall be regulated as under:

- a. To avail the benefits of "RAH", minimum FSI of 1.8 shall be utilized and maximum 2.7 would be permitted.
- b. Base FSI shall be available as per relevant respective zone. Additional FSI be charged as specified in Table 8.2. where dwelling units of different size are proposed, the charge shall be prorate as per Schedule-
- c. In addition to the provision other provisions, the areas of staircase, passages and corridors shall also be exempted for the computation of FSI.

Table 8.2 Chargeable FSI for RAH Dwelling

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

#### 8.2.3 Common Plot for RAH

Common plot for affordable housing shall be 10%.

#### 8.2.4 Parking for RAH

Parking shall be for the maximum permissible FSI and Minimum Requirements for Parking shall be as specified in table 8.3

Table 8.3: Parking for RAH

No.	Type of Use	Minimum Parking Required	Visitor's Parking
(1)	(2)	(3)	(4)
1	Affordable Residential Apartments with dwelling units of built-up area up to 66 sq.mts.	10% of utilised FSI	An additional 10%, of the required parking space shall be provided as Visitors parking.
2	Affordable Residential Apartments with dwelling units of built-up area more than 66 sq.mts.	20% of utilised FSI	10% of the required parking space shall be provided as Visitors parking.
3	Commercial Use	50% of respective utilised FSI	20% of the required parking shall be provided as Visitors parking.

- In case the maximum permissible FSI is not utilised, for any extension or addition in the future, additional parking shall have to be provided as required for this additional utilised FSI.
- Parking requirements shall confirm to provisions of Planning Regulation no. 6.15.

### 8.3 Transit Oriented Zone, Smart City Node And Transport Node (SPD4)

#### 8.3.1 Applicability of SPD4

1. These regulations shall apply for high density development in any zone except any industrial zone.
2. For SPD4 areas, the competent authority shall prepare local area plans and seek approval of it from the government.
3. In case of Metro Rail Transit (MRT) corridor the regulations of the Transit Oriented Zone shall be applicable only after finalization and notification of the MRT corridors by the State Government of Gujarat. And any change in BRTS route shall be considered for TOZ development at the time of approval replacing earlier route.
4. Regulations of sanctioned Local Area Plan shall prevail over these Regulations.
5. If the line of Transit Oriented Zone divides a Survey No./Block No./Final Plot No., the entire Maximum Permissible FSI shall be permissible for development, irrespective of the part of the Survey No./Block No./Final Plot No., that is not in SPD4. This incentive shall not be valid for Survey Numbers amalgamated with Survey Numbers outside this zone after the date of publication of the Development Plan.

### 8.3.2 Parking for SPD4

For Building-units within the SPD4 with Commercial (Mercantile-1) Use, the parking requirement shall be as in Table 8.4.

**Table 8.4: Parking for SPD4**

Type of Use	Minimum Parking Required	Visitor's Parking and Remarks
Mercantile-1	35% of Total Utilised FSI	20% of the required parking shall be provided as visitors parking  Note: In case the maximum permissible FSI is not utilised, for any extension/additions in the future, additional parking shall have to be provided as required for this additional utilised FSI. In case of Building-units affected by road widening, in such cases, the competent authority may relax only affected road widening for road side margin and parking.

### 8.3.3 Other provisions for SPD4

The revenue generated from the sale of chargeable FSI for this zone shall be distributed between Concern Urban Local body and Development authority, MRT & Sardar Sarovar Narmada Nigam Limited etc. as the case may be as decided by the Competent Authority.

## 8.4 Special Areas

### 8.4.1 Closed Textile Mills Zone (CZ)

#### 1. Definition means:

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

#### 2. Permissible Uses shall be as under:

- a. Base Zone means the zone as designated in the sanctioned development plan and the base FSI shall be the FSI of the base zone.
- b. Uses as per Knowledge and Institutional Zone (KZ) and Residential Affordable Housing (RAH) and the permissible FSI shall be as specified in the table 8.5

**Table 8.5: FSI for Closed Textile Mills Zone (CZ)**

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

- c. In case of AUDA, for all closed textile mills, wherein the variation is made under section 19 vide different notifications published on different dates, before 11.02.2013 (the date of publishing under section 13), the use and FSI shall be applicable as sanctioned in relevant notifications, in any cases either the development permission has been granted or not.
- d. Within the CZ, the development of Dwelling unit 1,2,& 3 shall only be permitted on the basis of no objection certificate from Gujarat Pollution Control Board.
- e. In the land of closed textile mills, for the any development permission, any owners/applicants intending to develop such land for any purpose other than

industrial use shall contribute to the competent authority, land admeasure an aggregate of 40% the portion of plot/ building unit/ final plot for which development permission is sought. (incorporate modification done in notification dated 31/3/2018)

8.4.2 Regulations for Gandhi Ashram (AUDA) : Comprehensive Area Improvement Scheme (GACAIS)

1. Conservation of Building having Historic, Architectural & Archaeological Significance.
  - a. The buildings in this area owned by Trusts Related to Gandhi Ashram Activities (TRGA) area to be conserved retained and maintained in the original state.
  - b. The buildings above, if proposed for renewal or reconstruction by new building, these shall be reviewed by the Competent Authority.
2. Slum Rehabilitation: The slums existing within this area needs to be rehabilitated on available government/ municipal/ trust land within this area in due course of time for which M.G.F. Trust and TRGA shall assist AMC.
3. Special Control Regulations
  - a. For area except in (B) shall be considered as Residential zone-1.
  - b. For building-units/ plot abutting Ashram Road from Wadaj Circle to Subhash Circle owned by Govt, TRGA and AMC within GACAIS following control Regulations shall be applicable.
  - c. Only residential and institutional uses like educational,cultural,social health,etc public purposes, tourist support facilities like hotel restaurant sale shop/showroom for art gallery and handy craft, which shall be permitted.
  - d. Maximum permissible height shall be 10mts.
  - e. The colour of exterior portion of the building shall be aesthetically match with the ambiance of Gandhi Ashram. Only white light sheds shall be permitted.
  - f. Every property in this area in the open space shall plant as many trees as prescribed by the Competent Authority and maintain the same.

8.4.3 Regulations for Knowledge Precinct, Central Business District (C5) & Science Park

1. Local Area Plans, including measures for street development, parking management and pedestrianization, shall be prepared for this precinct.
2. For Science Park SPD3 Uses and Planning regulation as per Residential 1 (R1) shall be applicable.

8.4.4 Regulations for Sabarmati Riverfront Development

The regulations prepared by Sabarmati River front Development Corporation Ltd.(SRFDCL) has prepared special Regulations pertaining to ground coverage, margins, height of building, use of building etc. shall prevail.

8.5 Restricted Zone (RZ)

This Zone includes Restricted Residential Zone (VUDA), Restricted Residential Zone (JADA), Flood Prone Area / Zone, Restriction Zone RZ1, RZ2, RZ3, RZ4 of VUDA, Hazard Prone Area, Defense Zone.

8.5.1 Restricted Residential Zone (VUDA)

Residential Dwelling Units according to the regulations as Residential Affordable Housing. "50% of the plot/building unit shall be permitted to be used as per the regulations governing the Residential 1 (R1) and for the remaining area, only residential development with dwelling units in accordance, to the regulations as Residential Affordable Housing shall be permitted. Provided that such dwelling units shall not exceed 80 sq.mts and 50% which shall have maximum built up area of 40 sq.mts".

8.5.2 Restricted Residential Zone (JADA)

All uses permitted mentioned Residential 1 (R1) Residential with height restriction up to 10 mts. Use may be permitted subject to NOC Residential 1 (R1) from defense authority in this zone.

The General Development Requirements i.e. minimum building unit area, FSI, common plot, parking, basement and other shall be as per mentioned in regulations of Residential 1 (R1) is applicable.

8.5.3 Restriction Zone RZ1 :

All Structures / buildings or developments which are necessary to control floods/ prevent pollution of the river/ pond/lake and its vicinity land shall be permitted.

8.5.4 Restriction Zone RZ2

All Structures / buildings or developments which are necessary to control floods/ prevent pollution of the river/ pond/lake and its vicinity land shall be permitted. Also developments / constructions not exceeding 5% of the building unit with ground floors only, and which would preserve / conserve / enhance the natural scenery and landscape of the area shall be permitted.

8.5.5 Restriction Zone RZ3

No development shall be permitted in such areas.

8.5.6 Restriction Zone RZ4

All Structures / buildings or developments which would preserve features, structures or place as historical, natural, architectural or scientific interest and of educational value. (which are around Laxmi Vilas Palace, required to be kept open to preserve, conserve and development of the area for natural scenery and landscape)

8.5.7 Hazard Prone Area:

Any kind of development permission is subject to NOC and permission of Competent Authority

8.5.8 Defence Zone :

Permissible uses are permitted As per defense and Central Government Authorities Regulation.

8.5.9 Vacant Land

No development activity shall be allowed in this area / Zone.

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

The following Regulations shall govern Mining, Quarrying and Brick Kiln operations and shall form conditions for development permission:

1. Any mining, quarrying and brick kiln operations without any blasting shall be permitted within a distance of 75mts from the boundary of any public road, railway line, canal, transmission line or any other building.
2. Mining, quarrying and brick kiln operations which involves blasting shall not be permitted within a distance of 200mts from any public road, railway line, canal, transmission line or any other building.
3. No building operations shall be permitted on the plot on which mining and quarrying and brick kiln operations have been permitted, without the prior approval of the authority
4. The mining, quarrying and brick kiln shall be permitted for a stipulated period not exceeding three years from the date of development permission at a time and shall be so prescribed in the development permission.
5. The mining, quarrying and brick kiln operations shall not cause any nuisance to people in the vicinity.
6. The mining, quarrying and brick kiln operations below the average ground level shall be permitted only for the extraction.
7. For Brick Kiln, every manufacturer of clay bricks, tiles or blocks shall use at least 25% of fly ash

## 10 FUELLING & ELECTRIC VEHICLE (eV) CHARGING STATIONS

Building-units for use as Fueling & eV Stations shall comply with Petroleum Rules 1976 under the Petroleum Act 1934 and electric charging station established under Electricity Act-2003.

### 10.1 Area of Building unit and Frontage

The minimum area and frontage of a Building-unit for a Fuelling & eV Station or Fuelling & eV with Service Station shall be as specified in table 10.1.

Table 10.1: Minimum Frontage

Sr. No.	Fuelling &eV Station Type	Minimum Area of Building-unit sqmts.	Minimum Frontage on Road Side mts.
(1)	(2)	(3)	(4)
1	Fuelling &eV Station(without Service Station)	500	16.5
2	Fuelling &eV with Service Station	2000(other than category D7(B),D8 &D10)	30mts
		500(for category D7(B), D8 &D10)	

### 10.2 Location

1. Fuelling &eV Station may be permitted only on Road width of 18mts and more in any Zone.
2. The location of Fuelling & eV Station or Fuelling & eV with Service Station shall be at a distance of 50mt, away from the junction of two or more roads among which one of them is wider than 18 mt. and it shall be 30 mt in case of other junctions. The minimum distance shall be computed from the boundary line of the Building-unit to the edge of the road as indicated in the illustration.
3. In the case the Station is provided along a main road which has a service road or a marginal access road, the access to the Station should be provided from the service road or the marginal access road and not from the main road.

### 10.3 Maximum Permissible Ground Coverage

Irrespective of general provision of any zone Maximum Permissible Ground Coverage for Fuelling &eV Station and Fuelling &eV with Service Stations shall be 45% of the Building-unit including the area of the canopy.

### 10.4 Margins

#### 10.4.1 For Fuelling &eV Station:

1. Road side margin from canopy to the plot boundary shall be as per Planning Regulation 6.7 subject to minimum 6.0mts. On all other sides, margin from canopy to the plot boundary shall be 4.5mts and 6.0mts in the case of canopy having height up to 6.0mts and more than 6.0mts from ground level respectively.
2. Marginal distance from curb site (Fuelling &eV Pedestal) to the plot boundary towards main road shall be minimum 9.0mts and for other sides of the plot, it shall be 6.0mts.
3. Administrative building for the petrol pump shall have minimum road side margin as per planning regulation 6.7; minimum side and rear margin of 3.0mts and as per Planning Regulation 6.7. Zero margins can be provided towards canopy but minimum 6.0mts clear drive way shall be provided to any curb site.
4. Minimum 6.0mts clear drive way shall be maintained between every curb site (Fuelling &eV pedestal).
5. Minimum width of access road shall be 6.0mts.

#### 10.4.2 For Fuelling &eV Station with Service Station:

1. Road side margin from canopy to the plot boundary shall be as per Planning Regulation no. 6.7 subject to minimum 6.0mts and all other sides shall be 6.0mts. Provision of above (2) and (4) in Planning Regulation 6.7 will remain the same.

2. While building of service station can have zero margins towards canopy, subject to minimum 6.0mts towards road side and 3.0mts towards other sides of the plot.
3. Clear 6.0mts drive way between curb site (Fuelling &eV pedestal) and service station building shall be provided.
4. Minimum width of access road shall be 6.0mts.

#### 10.5 Height, Floor Space Index & Common Plot

The maximum allowable height shall be 7.5mts and FSI shall be according to the relevant zone.  
Also common plot shall not be required.

#### 10.6 Parking

Every Fuelling & eV Station and Fuelling &eV with Service Station should provide minimum parking spaceson the basis of the Building unit Area as stated in the table below:

Table 10.2:Minimum parking for Fuelling / eV station

<b>No</b>	<b>Fuelling &amp;eV station (area in sq.mts.)</b>	<b>Minimum parking requirement</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>
1	500	3 cars and 5 two-wheelers
2	2000 (other than category D7(B) and D8)	For every 500 sq.mts more than 1000sq.mts, additional parking for 1car and 2 two-wheelers shall be required.
	500 (for category D7(B) and D8)	

#### 10.7 Basement

No basement shall be allowed.

## 11 ADVERTISING DISPLAY & COMMUNICATION INFRASTRUCTURE

Permission shall be required for any nature of outdoor Advertising Display Infrastructure or Communication Infrastructure Telecommunication infrastructure/ microwave communication tower as per Schedule 18 (other than sign boards for way-finding). This is applicable for but not limited to Billboards with Liquid Crystal Display Board (LCD) Light emitting diodes (LED), Kiosks, Wall Signs, Glass display, Vehicles (non-motorized and motorized etc.), floating balloons, digital display.

### 11.1 Advertising Display Infrastructure

#### 11.1.1 Billboards / Hoardings in Marginal Space

1. One Billboard / Hoarding is permitted in the margin open space up to 500sq.mt area of the Building Unit. Up to a maximum of two Billboards per Building Unit shall be permitted in the marginal open space in Building Unit above 500 sqmt.
2. The Billboards/ Hoarding shall be permitted in the marginal space of the Building Unit as per table 11.1.

Table 11.1: Minimum marginal space

<b>Location</b>	<b>Road Width (mt.)</b>	<b>Max.Billboard/ Hoarding Size (w x h)(mt.xmt.)</b>	<b>Min. Margin Road Side (mt.)</b>	<b>Min.Ground Clearance (mt.)</b>	<b>Max. Height (mt.)</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>	<b>(4)</b>	<b>(5)</b>	<b>(6)</b>
Marginal Open Spaces	Upto60	9.0x4.5	0.6	3.0	16.5
	Above 60	12.0 x 6.0	1.5	3.0	16.5

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

#### 11.1.2 Billboards/ Hoardings on Roof tops / Terrace

The Billboards/ Hoardings on roof tops and terrace shall be permitted and shall be regulated as per table 11.2.

Table 11.2: Billboards/ Hoardings on Roof tops / Terrace

<b>Location</b>	<b>Road Width (mt.)</b>	<b>Max.Billboard/ Hoarding Size(wxh) (mt.xmt.)</b>	<b>Max. no. of billboard/ hoarding size</b>	<b>Min. Margin (mt.)</b>		<b>Max. Height from top of Terrace(mt.)</b>
				<b>Road Side</b>	<b>Between two Bill boards</b>	
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>	<b>(4)</b>	<b>(5)</b>	<b>(6)</b>	<b>(7)</b>
On Roof Tops Terrace	up to 60	12.0 x 6.0	2 (different facing directions)	1.5mt from parapet	1.5	7.5
	Above 60	18.0 x 9.0				10.5

#### Notes:

1. On Roof Tops: Maximum permissible height of the Billboard/ Hoarding shall be considered over and above the permissible/ existing height of the Building.
2. No Roof top Billboards/ Hoardings shall extend beyond the Building line of the building on which it is erected, nor shall it extend beyond the roof in any direction.
3. Lighting may extend beyond the stipulated maximum height of for such billboards/ hoardings within the building-unit.

### 11.1.3 Billboards/ Hoardings on Public Roads

1. The Billboards/ Hoardings on Public Roads shall be permitted and shall be regulated as per table 11.3.

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

Table 11.3: Billboards/Hoardings on Public Roads

Road Width (mt.)	Minimum Ground clearance(mt.)	Permissible Size of the Billboard/Hoarding (width height) (mt. Xmt.)
(1)	(2)	(3)
Upto60	3.0	9.0mts x 4.5mts {Wx
above60mt	3.0	12.0mts x 6.0mts

2. The competent authority may allow/disallow exceptional size the erection on specific locations considering the safety.

### 11.1.4 Billboards in Urban Renewal Project Areas

These Billboards must confirm with these Regulations and with the Local Area Plan or special restrictions for the area, which may include additional Regulations or requirements.

### 11.1.5 Heritage Buildings and Precincts

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

### 11.1.6 General Restrictions:

1. Billboards will be restricted in the following scenario:
2. Any Billboard which may obstruct the vision required for safe traffic movement
3. Any Billboard which in the opinion of the Competent Authority is likely to be confused with authorized traffic signs or signals
4. Any Billboard containing the word "Stop" , "Look" , "Danger" or other similar word that might mislead or confuse the travelers
5. Any Billboard that is attached to or printed on a rock or other natural objects\*[Deleted ]
6. Any Billboard that is prohibited or restricted for the purpose of public appearance under local or state or national law.
7. Any Billboard with over hang over public property which obstructs access or egress from any building.
8. Any Billboard/ Hoarding containing unfair, vulgar matter or advertisement that is considered objectionable in Competent Authority's opinion shall not be permitted. Advertisements that are prohibited by the Government shall not be permitted.
9. Billboard/ Hoarding shall not project outside the boundary of the Building-unit.
10. The structure of the billboard/ hoarding or any lighting reflector shall not project outside the boundary of the Building-unit.

## 11.2 Communication Infrastructure Telecommunication infrastructure/ microwave communication tower

Provisions shall apply for Communication infrastructures such as Post & Telegraph, Telephone, Wireless, Broadcasting, Cellular Mobiles, Internet, 'V' Set, ATM, Channel Discs and Overhead lines (for telephone, digital connections for internet and channels and other similar forms of communication).

### 11.2.1 Location:

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

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Government of Gujarat  
Urban Development and Urban Housing Department

# COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS -2017

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PART – III

PERFORMANCE REGULATIONS

**GOVERNMENT OF GUJARAT**  
**URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT**  
**NOTIFICATION NO.GH/V/5 of 2019/EDB-102016-3629-L**  
**SACHIVALAYA, GANDHINAGAR.**

**NOTIFICATION**

Date: **15 JAN 2019**

**NO.GH/V/5 of 2019/EDB-102016-3629-L:** WHEREAS the Government of Gujarat is of the opinion that it is necessary, in the public interest, to make variations in the Comprehensive General Development Control Regulation-2017 notified vide Notification No.- GH/V/269 of 2017/ EDB - 102016 - 3629 – L, on dated 12<sup>th</sup> October 2017, (hereinafter referred as CGDCR) which had been Sanctioned by Urban Development and Urban Housing Department Govt. Of Gujarat, Gandhinagar for area under jurisdiction of The Gujarat Industrial Corporation, area covered under the jurisdiction of Gandhidham Development Authority; area covered under the municipalities and area covered under gram panchayats which are notified as development area covered under The Gujarat Town Planning and Urban Development Act – 1976.

Whereas, The Government of Gujarat published the modifications under Government Notification, Urban Development and Urban Housing Department No.GH/V/31 of 2018/EDB-102016-3629-L, dtd.31.03.2018, Corrigendum No.GH/V/33 of 2018/EDB-102016-3629-L, dtd.05.04.2018 and Government Notification No.GH/V/45 of 2018/EDB-102016-3629-L, dtd.23.04.2018 for inviting from any person, to submit suggestions or objections, if any with respect to the proposed modifications to the Principal Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of publication of the said modification in Government Gazette.

Whereas, The Government of Gujarat finalised the above modifications under Government Notification, Urban Development and Urban Housing Department No.GH/V/152 of 2018/EDB-102016-3629-L, dtd.05.11.2018.

Whereas the CGDCR were sanctioned in exercise of power conferred under

- (1) Sub-section (2) of section 116A;
- (2) Section 155 of The Gujarat Municipalities Act, 1963;
- (3) Clause (a) of Section 31 the Gandhidham (Development and Control on Erection of Buildings) Act 1957;
- (4) Section 54 of the Gujarat Industrial Development Act, 1962 (Guj. XXIII of 1962)

Now, therefore, the Government of Gujarat hereby proposes the variations in CGDCR under sub-section (1) of section-116A as follows namely: -

Calls upon any person to submit suggestion or objection, if any, with respect to the proposed variations made in CGDCR, as per schedule to the Principal Secretary to Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two month from the date of the publication of this notification in the Official Gazette.

### **S C H E D U L E**

Comprehensive General Development Control Regulation-2017 notified vide Notification No.- GH/V/269 of 2017/ EDB - 102016 - 3629 – L, on dated.12.10.2017 and modification finalised by Notification No.- GH/V/152 of 2018/ EDB - 102016 - 3629 – L, on dated.05.11.2018 is modified, rearranged, corrected for any grammatical or linguistical discrepancy or error and divided in three parts viz. Part-I (Procedure Regulations), Part-II (Planning Regulations) and Part-III (Performance Regulations) may be called as “Comprehensive General Development Regulations – 2017” as Annexed.

1. In Part-II, in Table No.6.2 after Sr.no.48, Mix Use Zone (Thanagadh) is added as Sr.No.49.
2. In Part-II in Table No.6.3, Sr.no.27, column no.3, after the word “studio”, words “Animal Shed, Agro Based Storage, Farm Houses” are added.
3. In Part-II, in Table No. 8.4, following words are added after note in table “In case of Building-units affected by road widening, in such cases, the competent authority may relax only affected road widening for road side margin and parking.”

4. In Part-I, in Regulation No. 4.1.1 after the paragraph following is added, "Any person on record, registered in municipal corporations and its development authority, even if not registered with any other competent authority will be authorized to practice in the jurisdiction of those competent authority."
5. In Part-III, in Regulation No.15.2.1 after the paragraph following words are added, "service floor having maximum clear height of 2.1 mts from beam bottom to finished floor level, service floor can be provided at any floor in a building".
6. In Part-II, in table no.6.2, Sr.14, in column no.5 words are replaced by the words "Those Permissible in C1 and TO".
7. In Part-II, in table no.6.3, Sr.1 & 2, in column no.3, words "Clinic not having indoor treatment facility" are added.
8. In Part-I, in regulation no. 3.9.5 following proviso is added. "Provided that the scrutiny fee calculated in reference to above shall be to the extent of excess area or for the area which may be considered to be unauthorised."
9. In Part-II, in table no.6.23, following words are added in a separate row below the table "\*70 mts height may be permitted on 18 mts and wider road within High Density Development Area i.e. 200mt from the outer boundary of the road. Further to clarify, High Density Development means area where maximum permissible FSI is more than 3.5."
10. In part – III, table is modified as per regulation no.13.1.
11. In Part – I, in table no.3.3 in row no.2 of column no.3 words "Two Times of " is added before words "development permission"

By order and in the name of the Governor of Gujarat,



(V. D. Vaghela)

Officer on Special Duty & Ex-Officio Deputy Secretary  
to the Government of Gujarat  
Urban Development and Urban Housing Department

Copy to:

- ❖ PS to Hon'ble Governer of Gujarat.
- ❖ PS to Hon'ble Chief Minister of Gujarat.
- ❖ PS to Hon'ble Dy. Chief Minister of Gujarat.
- ❖ PS to Chief Secretary, Government of Gujarat.

- ❖ PS to Urban Development and Urban Housing Department, Government of Gujarat.
- ❖ PS to all secretaries of all secretariats of Government of Gujarat.
- ❖ Principal Secretary, Industries and Mines Department, Gujarat.
- ❖ Principal Secretary, Panchayat and Rural Department, Gujarat.
- ❖ Vice Chairman and Managing Director, Gujarat Industrial Development Corporation, Gujarat.
- ❖ Municipal Commissioner, All Municipal Corporations.
- ❖ Chief Executive Authority, All Urban/Area Development Authorities.
- ❖ Commissionerate of Municipalities Administration, Gujarat State, Gandhinagar.
- ❖ Chief Town Planner, Gujarat State, Gandhinagar.
- ❖ Chief Officer, All Municipalities
- ❖ Collector, All Districts
- ❖ District Development Officer, All District Offices.
- ❖ Manager, Government Central Press, Gandhinagar - With a request to publish the aforesaid notification in Part IV-B central Section, in the Gujarat Government Extra Ordinary Gazette of Dated **15 JAN 2019** and forward 500 printed copies of the same to this department. The Gujarati version of the Notification will be forwarded shortly to you by the Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar.
- ❖ Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar - with request to send Gujarati version of the said Notification directly to the Manager, Government Central Press, Gandhinagar for its publication in the official gazette urgently.
- ❖ Director of Information, Gandhinagar- with request to issue suitable presses note.
- ❖ The Revenue Department, New Sachivalaya, Gandhinagar.
- ❖ System Manager, Urban Development and Urban Housing Department, Gandhinagar- with request to publish in the department web site.
- ❖ The Select file of ' L ' Branch, U. D. & U. H. Dept.(2019)
- ❖ The personal file of Dy. Section Officer, L-Branch, U. D. & U. H. Dept.(2019)

**COMPREHENSIVE GENERAL DEVELOPMENT  
CONTROL REGULATIONS - 2017**

**PART-III**

**PERFORMANCE REGULATION**

**Urban Development and Urban Housing Department**  
**Block No.- 14, 9th Floor, New Sachivalaya, Gandhinagar - 382010. [www.udd.gujarat.gov.in](http://www.udd.gujarat.gov.in)**

UDD & UHD

Urban Development and Urban Housing Department, Block No.- 14, 9th Floor,  
New Sachivalaya, Gandhinagar - 382010.  
Website – [www.udd.gujarat.gov.in](http://www.udd.gujarat.gov.in)

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## 13 BUILDINGS AND INFRASTRUCTURE

### 13.1 Architectural Elements

Table 13.1 Boundary Wall/ Compound Wall For all Buildings(BW/CW):

Sr. No.	Use	Maximum BW/CW height from Crown of the adjacent road in mt	
		Road Side	Other than adjacent road Road Side or all other side of building unit
(1)	(2)	(3)	(4)
1	Other than Industrial	1.5	1.8
2	Industrial	3.0	3.0

1. For building-units at junction of roads, a grill fence shall be provided with the following provisions:

- a. At least 50% perforation in the grill.
- b. The base of the fence shall not exceed 0.8mts from the level of the crown of the adjacent road for a length of 9mts. From the corner of the building-unit at the junction.

#### 13.1.1 Boundary Gate/ Compound Gate

1. Boundary gate shall not open outward and shall be provided with a means to prevent the gate from opening outward on the pavement or road.
2. The minimum width of a boundary gate for all uses except Dwelling-1 & 2 shall be 6.0mts.
3. For building-units at junction of roads, the following shall be applicable:
  - a. A gate shall not be permitted on the curvature of the boundary wall.
  - b. If the adjacent road width is equal or more than 12mts, the opening in the boundary wall shall be located at a minimum distance of 15mts. from the corner of the building-unit at the junction. If the length of the road side is less than 15mts, the opening in the boundary wall shall be provided at the farthest end from the junction.

#### 13.1.2 Level of Building –Unit

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

In the case of a building-unit where the level of the land is lower than the crown of the road in front and which in the opinion of the Competent Authority, could be drained off in the storm water drainage and sewer, the Competent Authority may permit a suitable lower level.

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

### 13.1.3 Paving in Building unit

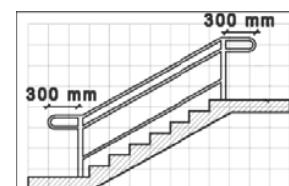
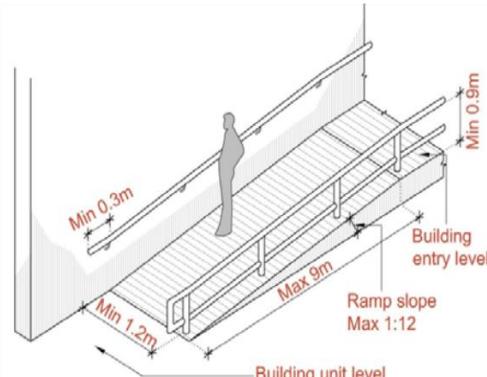
Maximum of 50% of the total open space including marginal open spaces and common plot of a building-unit shall be paved. The remaining shall be permeable for rain water percolation.

### 13.1.4 Access Path

1. Access path from the building-unit entry to the building entry or plinth shall have a minimum width of 1.8mts with an even surface and devoid of steps.
2. In case of a sloping access path, the gradient shall not be greater than 1:12.
3. Any difference between the road level and building-unit level shall be accommodated within the building-unit boundary. 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 emits different sound to guide visually impaired persons; hereinafter referred "o" as "guiding floor material". Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Kerbs wherever provided should blend to a common level.

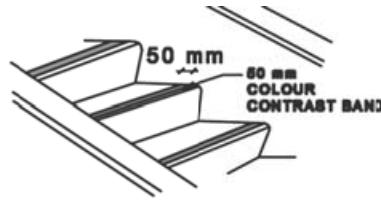
For all Buildings (Except dwelling-1&2):

1. Minimum one entrance shall be provided that is accessible by people with disability and accompanied by appropriate signages as per Regulation 13.7
2. Minimum width of this ramped access path shall be 1.2mts, 1.5mts and 1.8mts for the ramp length of 3.6mts, up to 9mts and more than 9.0mts respectively.
3. The pedestrian ramp leading main entrance required as per these regulations may be provided in the margin.
4. In case of sloping access path or ramp:
  - a. The gradient shall not be greater than 1:12.
  - b. Minimum width of ramp shall be 1.2mts and the maximum continuous length shall be 9mts. Such ramp shall have 800mm high hand rail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.
  - c. Entrance landing shall be providing adjacent to ramp with the minimum dimension 1.2mts x 1.5mts.
  - d. The surface shall adequately visually impaired by using colour and material guide brightness that is different from the surrounding floor material or by using 'guiding floor material' that emits different sounds.
  - e. Finishes shall have a non-slip surface with a texture traversable by a wheel chair.
  - f. Curbs, wherever provided, should blend to a common level.
5. For any additional stepped approach:
  - a. Minimum width shall be 1.35mts.
  - b. Size of tread shall not be less than 300mm. and maximum riser shall be 150mm.
  - c. The steps shall not have abrupt (square) nosing.
  - d. Maximum number of risers on a continuous flight without



landing shall be limited to 12.

- e. The stepped approach shall be provided with 900mm, high hand rail on both sides. Hand rails shall extend 300mm on the top and bottom flight of the steps.
- f. All steps edges shall have a contrasting colour band of 50mm width stretched entirely across the step width.
- g. The edges should also be non-slippery.



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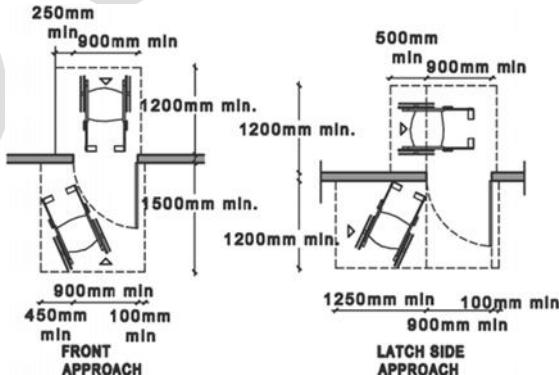
#### 13.1.5 Plinth

1. The plinth of the habitable area of any building shall be at a minimum height of 0.45mts from the established level of the building-unit.
2. The building may be permitted on hollow plinth at the ground level with the following provisions:
  - a. Has maximum height of 3.5mts from finished ground level to finished floor level and minimum height shall be 3.0mts from finished ground level to finished floor level and is free of enclosures except for staircase and other permitted uses under this Regulation.

#### 13.1.6 Entrance

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

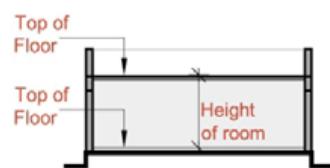
1. Minimum clear opening of the entrance door shall be 900mm and shall not be provided with a step that obstructs the passage of a wheelchair user.
2. Level difference at threshold shall not exceed 12mm
3. Manual doors should incorporate kick plates 300mm high to withstand impact of wheelchair footrest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



#### 13.1.7 Minimum Clearance Height in Buildings

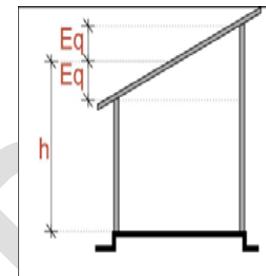
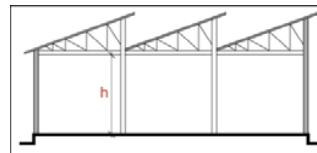
##### 1. For Dwelling Units or Commercial Buildings:

- a. All habitable spaces shall have minimum height 2.9mts between finished floor levels.
- b. All circulation and service spaces such as verandah, bath room, washroom, toilet, passage, puja room, store room and stair cabin shall have a minimum clearance height of 2.1mts.



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2. **For Industrial Uses**, all occupiable spaces shall have a minimum clearance height of 3.0mts.
3. **In case of folded roof, minimum clearance height** shall be 3.0mts (measured from the lowest point of the fold).
4. **In case of sloping roof, minimum clearance height** shall be 2.2mts (measured from the lowest point of the roof). The average height of the room shall not be less than the minimum clearance height as applicable according to the building use and stipulated above.
5. **In case of trussed roof**, minimum clearance height shall be measured from the floor level to the bottom of the tie beam and shall be 2.8mts.
6. **For Hollow Plinth:** from finished ground level to finished provided for the purpose of parking shall have maximum clear height of 3.5mts.
7. **For Basement:** Basement exclusively used for parking shall have minimum clear height of 2.8mts, and maximum clearheight of 4.5mts, In case of mechanical parking more height may permitted.



#### 13.1.8 Mezzanine

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

#### 13.1.9 Loft

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

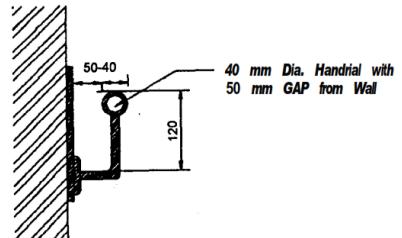
#### 13.1.10 Basement

1. Basement is allowed within a building-unit as per Regulation no 6.8 in Part II.
2. The area available after providing the required margins may be utilized for basement, as per Regulation no. 6.7.2 in Part II.
3. It may be provided at more levels, as per Regulation no. 6.8 in Part II.
4. Basement in a building shall have a minimum clear height of 2.8mts or as per Regulation no. 6.8 in Part II and Regulation no.13.1.10.
5. If basement is used for parking, vehicular ramps shall be provided as specified in Regulation no 6.7.3 and Regulation no.13.1.14.
6. In cases where the permitted margin of the basement is lesser than the permitted margin of the super structure, no level difference shall be permitted in the marginal space of the building. Such marginal space shall be open to sky and motorable as per Fire Prevention and Life Safety Measures Regulation-2016 and amended from time to time, if specified in the competent authority GDGR.
7. During construction of basement, necessary shoring and strutting including sheet piling shall be required.
8. Provision for drainage or water supply shall not be permitted in the basement.

9. Material used for construction of basement shall be fire resistant. Wood or any other combustible material shall not be used as structural members of a basement.
10. No direct entry from the road shall be permitted to the basement. Access to the basement to be provided as per Fire Prevention and Life Safety Measures Regulation-2016 and amended from time to time.

#### 13.1.11 Railings

1. A parapet/railing with a minimum height of 1.15mts from the finished floor level shall be provided to ensure safety at all accessible edges of a building such as roof edges, staircase, terrace, balcony, floor edges or any large openings and/or fully glazed window.
2. Railing for staircase shall be as Fire Prevention and Life Safety Measures Regulation - 2016 and amended from time to time.
3. The maximum dimension of the railing/parapet perforations shall not exceed 0.15mts..
4. In buildings meant for predominant use by children, it will be necessary to suitably alter the height of the fixtures.
5. Hand – rail for any level difference shall be provided with a pipe of minimum diameter of 40 mm. and as illustrated across.



Fixing Detail of Handrail to the Wall

#### 13.1.12 Terrace

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

#### 13.1.13 Staircases

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

**Table 13.2.Staircase detail**

No	Use	Height of Building (mt)	Staircase			Max. Travel Distance (mt.)		
			Min. Flight Width (mt)	Min. Tread (mm)	Max. Riser (mm)			
1.a	Dwelling-1&2 (for residential use)	Three floor, upto $\leq 12$	1.0	250	200	30 (R)	25 (N.R.)	
1b.	Dwelling-3 (for residential use)	$\leq 12$	1.2	250	180	30 (R)	25 (N.R.)	
1c.		$>12 \& \leq 25$	1.5	250	180			
1f.		$>25$	2.0	300	160			
2a	Non Residential Use except industrial and assembly Use	$\leq 25$	1.5	300	160	25		
2b.		$>25$	2.0	300	160			
3	Assembly	For all heights	2.0	300	160	25		
4	Industrial	For all heights	1.5	300	160	25 (N.R.) 20 (HZ)		

**Table 13.2.Staircase detail**

No	Use	Height of Building (mt)	Staircase			Max. Travel Distance (mt.)			
			Min. Flight Width (mt)	Min. Tread (mm)	Max. Riser (mm)				
R:means Residential									
N.R. means Nonresidential Use, Mixed-Use									
HZ means Hazardous									

Note: It shall be permitted to provide two staircases of width 1.5mts as an alternative of one staircase of 2.0mts, two staircases of width 1.2 mt as an alternative of one staircase of 1.5mts within the travel distance as specified in table 13.2 above.

1. Staircase for Basement:
  - a. The staircase to the basement shall have the same width as the regular staircase leading to upper floors.
  - b. Any staircase leading to the basement shall be as per Fire Prevention and Life Safety Measures Regulation-2016 and amended from time to time.
  - c. A staircase shall be provided from the lowest level of the basement as a means of access or exit at a travel distance mentioned in the table no.13.2.
2. Staircase for all Buildings other than detached and semi-detached dwelling units: Separate staircase shall be provided if the ground floor or any other floor in a residential building is used for non-residential purpose.
3. For all buildings, staircase shall be compliant with Fire Prevention and Life Safety Measures Regulation-2016 and amended from time to time.

#### 13.1.14 Ramp

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

**Table 13.3 Minimum width of ramp and radius of inner curve based on type of vehicles**

Vehicle	Minimum width of ramp (mt.)	Minimum radius of inner curve (mt.)
Two-wheeler	2.0	2.0
Car	3.0	3.0
Truck	6.0	4.0

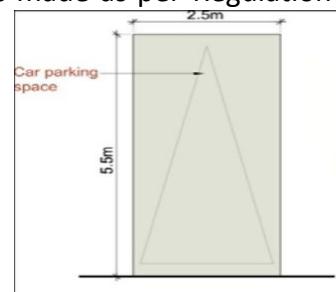
- b. The maximum slope of ramp shall be 1:7.
- c. A level platform of width equal to ramp width and length of minimum 4.5 mt. shall be provided at end of the ramp at ground level and basement level.
- d. A minimum clear height of 2.6mts shall be maintained at all points on the ramp.
- e. For parking in basement/s, the number and width of ramp shall be provided as specified below and as per 13.4(as applicable):

**Table 13.4 Ramp details based on area of parking in basement**

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

**2. Ramp for Pedestrians:** For Buildings exceeding 4mts height with following uses: Institutional, Assembly, Public Institutional, Educational-2, Mercantile and Business; a pedestrian ramp shall be provided unless provision for a lift is made as per Regulation 13.12. The ramp shall be provided with the following specifications:

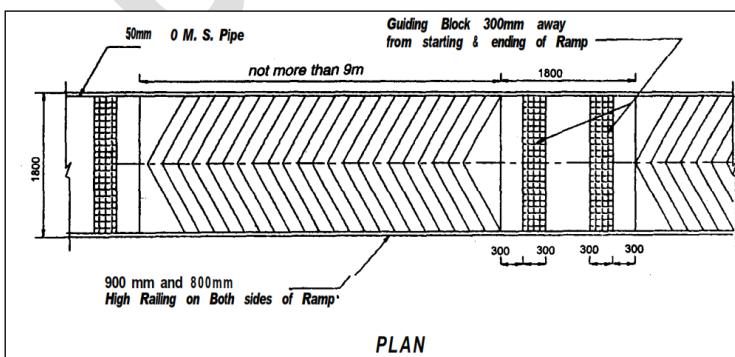
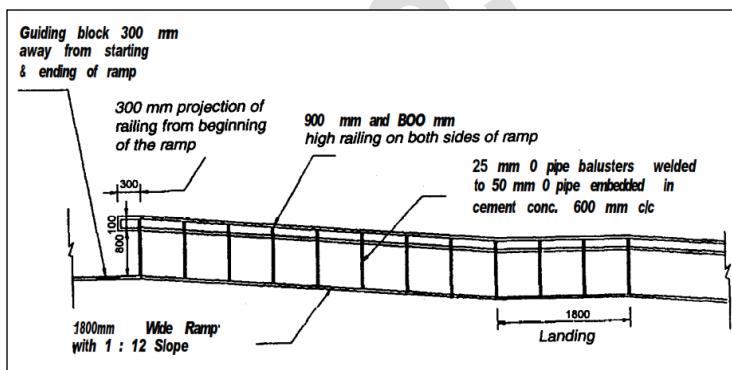
- a. The minimum width of the ramp shall be 1.2 mts, 1.5 mts and 1.8 mts for the ramp length of 3.6 mts, up to 9 mts and more than 9 mts respectively.
- b. A landing shall be provided of 1.5 mts depth for every 9 mts length of the ramp.
- c. The slope of a ramp shall not exceed 1 in 12
- d. Surface of the ramp shall be slip-resistant and the edge of the ramp shall be protected with a minimum height of 100mm.
- e. Handrails on the ramps shall be on both sides at two levels; at 700mm and 900mm, both ends shall be rounded, grouted and extended 300 mm beyond top and bottom of ramp.
- f. Entrance landing shall be provided at the starting and ending level of the ramp with the minimum length equal to 1.8 mts.
- g. Ramps shall lead directly to outside open spaces at ground level or courtyards or other safe places



Access lane = Min 3m



Access lane = Min 3m



## 13.2 Parking

### 13.2.1 Parking to be provided

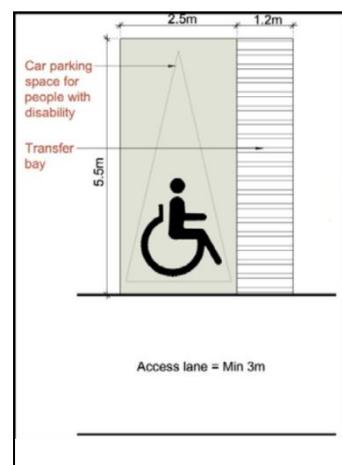
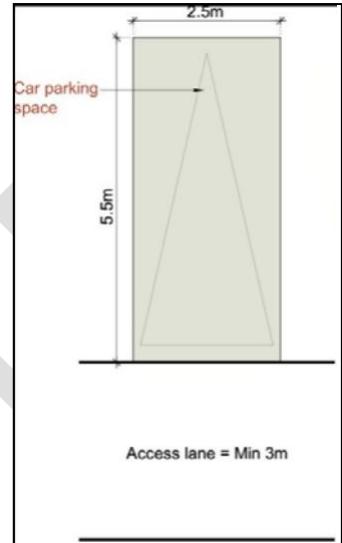
In any building, provision for parking shall be made as per requirements specified in part II, planning regulation or as per Schedule No.16 in Part I.

1. Parking for people with disability shall be provided for all buildings and facilities other than dwelling -1&2 as per Performance Regulation 13.2.2(5).

### 13.2.2 Design of Parking for Cars

Parking layout for cars in all buildings shall conform to the following specifications:

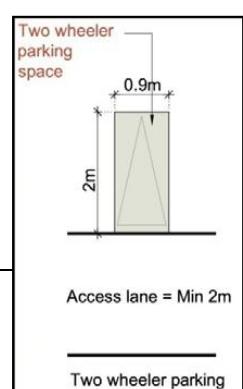
1. Minimum dimension of a space provided for parking a car shall be 2.5 mts x 5.5 mts.
2. Each car parking space should be connected to the street providing access to the building-unit by means of an access/exit lane.
3. Minimum width of the access/exit lane for single- sided parking shall be 3 mts and for double-sided parking layout, the minimum width of the access lane shall be 5.5 mts.
4. A minimum clear height of 2.6mts shall be maintained at all points in the parking space and access/exit lanes.
5. Minimum provision of two accessible car parking space shall be provided for people with disability for every 25 car parking spaces or less. This accessible car parking space shall:
  - a. have a minimum bay width of 2.5 mt
  - b. have a 1.2 mts side transfer bay. This can be shared by two successive parking bays.
  - c. be located within 30mts from the main entrance of the building
  - d. have appropriate signages indicating that the space is reserved for wheel chair that are conspicuously displayed as specified in Regulation 13.7
  - e. have guiding floor materials or have a device to guide visually- impaired persons with audible signals or any other devices which serves the above purpose.
  - f. Minimum 50% of the parking reserved for visitors shall be provided at ground level.



### 13.2.3 Design of Parking for Two-Wheelers

Parking layout for two-wheelers in all buildings shall conform to the following specifications:

1. Minimum dimension of a space provided for parking a two-wheeler shall be 0.90mts x 2.0mts.
2. Each two-wheeler parking space should be connected to the street providing access to the building-unit by means of an access/exit lane. Minimum width of the access/exit lane shall be 2.0mts.



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

#### 13.2.4 Design of Parking for Trucks

Parking layout for trucks in all relevant buildings shall conform to the following specifications:

1. Minimum dimension of a space provided for parking a truck shall be 4.0mts. X 8.0mts.
2. Each truck parking space should be connected to the street providing access to the building-unit by means of an access/exit lane. Minimum width of the access/exit lane shall be 6.0mts.

Explanation: The aforesaid regulation no.13.2.4 shall be applicable only when a parking layout/ space is required to be designed for trucks.

#### 13.2.5 Specified Parking for loading and unloading

1. Loading and unloading space shall be provided in Industrial, Storage and Mercantile 1, 2, 3 except the following :-

Shops/ shopping center/ shopping malls having aggregate carpet area up to 1000 sq.mt., Restaurant, Hospitals of any category, Nursing home, Business, Light Home Workshop, Activity related to IT, call center and training center, Laboratory.

2. In case of mixed development, the loading and unloading space shall be provided for the area referred in (1) above on prorata. Such loading unloading space requirements shall be provided in a manner that 3.5 mt. x 7.5 mt. shall be provided at the rate of one space for every 1000 sq.mt of Carpet area or part thereof.
3. The ramps leading to loading and unloading space provided as per (1), (2) shall have minimum 6.0 m width. Such ramp provided for loading unloading may also be used for the purpose of approach to parking.
4. The loading and unloading space shall be permitted on ground level or in first basement. And shall be considered as a part of parking area

### 13.3 Lighting

Adequate natural and artificial lighting as published in the National Building Code of India, Part VIII – Building Services, Section I, shall be provided in all parts of a building to the satisfaction of the Competent Authority.

### 13.4 Ventilation

#### 13.4.1 Ventilation of Rooms

1. Every habitable and usable room shall be equipped for adequate ventilation by provision of windows and/or ventilators that open directly into an open space or semi-open space such as courtyard or verandah. The size of such an open space shall be minimum one-tenth of the floor area of the room.
2. The aggregate of all openings including doors, windows and ventilators in a room shall be minimum one-seventh of the floor area of the room.
3. Any deficiency shall be compensated by use of mechanical system such as blowers, exhaust fans or air conditioning system according to the standards in Part VIII Building

Services, Section-I Lighting and Ventilation, National Building Code and to the satisfaction of the Competent Authority.

#### 13.4.2 Ventilation of Basement

Every basement shall be ventilated adequately for its respective use. Vent Duct openings shall be permitted at Building-unit level in accordance with as Fire Prevention and Life Safety Measures Regulation-2016 and amended from time to time. Any deficiency shall be compensated by use of mechanical system such as blowers, exhaust fans or air conditioning system according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code, and to the satisfaction of the Competent Authority.

#### 13.4.3 Ventilation of Atrium

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

#### 13.4.4 Ventilation of Bathrooms and Water Closets

1. Every bathroom and water closet shall be ventilated adequately.
2. At least one of the walls of a water closet or bathroom or sanitary block shall have an opening of minimum 0.25 sq.mt. for each unit of w.c or bathroom. Such opening shall open into an open to sky space with minimum dimension of 0.9mts X 0.9mts.
3. Any deficiency shall be compensated by use of mechanical system such as blowers, exhaust fans or air conditioning system according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code, and to the satisfaction of the Competent Authority.

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

1. **For ventilation by windows:** Every staircase shall be ventilated adequately from an open air space with a minimum area of 1sq.mt. The aggregate area of all windows provided shall be at least 1.2sq.mt at each stair landing or floor in the enclosing wall of the staircase which abuts on such 1sq.mt open air space.
2. **For mechanical ventilation:** Any deficiency shall be compensated by use of mechanical system such as blowers, exhaust fans or air conditioning system according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code, and to the satisfaction of the Competent Authority.

#### 13.4.6 Ventilation of Industrial Buildings

1. Every usable room shall be equipped for adequate ventilation by provision of windows, ventilators, skylights or artificial means.
2. For natural ventilation, every room in such building shall be lit and ventilated by adequate number of windows, ventilators and sky lights exclusive of doors having clear opening not less than 1/7th of the floor area abutting on open air space of width not less than 1/3rd of the height of the part of the building abutting such open space.
3. Any deficiency shall be compensated by use of mechanical system such as blowers, exhaust fans or air conditioning system according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code, and to the satisfaction of the Competent Authority.

#### 13.4.7 Ventilation of Special Buildings

1. Every auditorium, halls and other special buildings shall be naturally lit and ventilated by doors, ventilators and windows abutting on an interior or exterior open air space which shall not be less than 1/5th of the total floor area.
2. Any deficiency shall be compensated by use of mechanical system such as exhaust fans or air-conditioning system according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code, and to the satisfaction of the Competent Authority.

#### 13.4.8 Change of ventilation system

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

### 13.5 Heating and Air Conditioning

Adequate heating and air conditioning as published in the National Building Code of India, Part VIII – Building Services, Section 3- Air Conditioning, shall be provided in all parts of a building and to the satisfaction of the Competent Authority.

#### 13.5.1 Air-Conditioning of Special Buildings

Auditorium or cinema halls shall be air-conditioned as per following specifications:

1. Temperature Range- 22 to 26.5 degrees Celsius (72° F to 80° F).
2. Change of Air per hour- approximately 10 times.
3. Relative Humidity- 50 to 60%
4. Fresh Air Requirement- 7.5 CFM per person.

### 13.6 Water related Requirement

#### 13.6.1 Water Storage Tank

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

#### 13.6.2 Drinking Water Supply

In all buildings other than residential buildings, suitable provision of drinking water shall be made for the people with a disability near the accessible toilet provided under Performance Regulation 13.9.2.

### 13.7 Signage

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

For all Buildings other than Dwellings-1&2:

Signage pertaining to the internal building uses shall be provided. Such signage shall comply with the following:

1. The size of lettering shall not be less than 20mm to enable easy legibility.

2. Public Address System may also be provided in busy public areas.
3. The symbols or information should be in contrasting colour and properly illuminated to help people with limited vision to differentiate amongst primary colours.
4. International symbol mark for wheel chair as shown below be installed at the lift, toilet, staircase, parking areas etc., that have been provided for people with a disability.



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

### 13.8 Letter Box

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

### 13.9 Sanitation

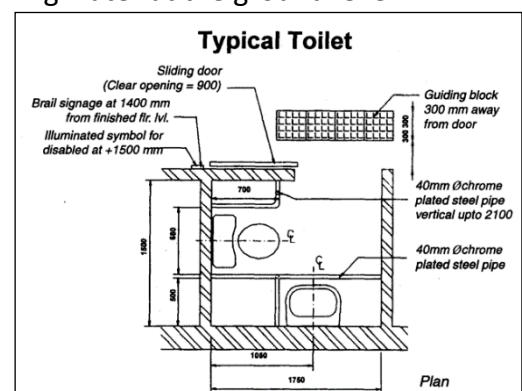
Minimum sanitary accommodation shall be provided for all proposed buildings and additions and extensions to existing buildings.

#### 13.9.1 For Residential Buildings

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

#### 13.9.2 For All Buildings other than Residential

1. Minimum one special water closet shall be provided for the use of persons with disability with provision of wash basin and drinking water at the ground level.
  - a. Minimum size of toilet shall be 1.5 mt. X 1.75 mt
  - b. Minimum width of door shall be 900mm with outward door swing.
  - c. Suitable arrangement of vertical or horizontal hand rails with 50mm clearance from the wall shall be provided.
  - d. W.C. seat shall be 500mm from the floor.
2. Water closets shall be provided for each gender with a minimum area of 0.9 sq.mt area.



- a. The number of water closets shall be decided on the basis of the maximum number of building users of that gender at any time and as specified in the table below table 13.9.1:

**Table 13.9.1 : Requirement of sanitation**

<b>Building Use</b>	<b>Rate for No. of Users</b>	<b>No. of Users</b>	<b>Min. No. of Urinals</b>	<b>Min. No. of Water Closets</b>	<b>Min. No. of Washbasins or Wash area</b>
Educational	1 user per 1sq. mt per carpet area		5 or 1 per 50 male users or less, whichever is more	2 or 1 per 200 users or less per gender, whichever is more	
Business	1 user per 4sq.mt per carpet area	<20	1 may be provided	1 WC per gender each	
		21-100	1 per 25 male users or less	1 per 25 users or less per gender	
		101-500	1 per 50 male users or less	1 per 50 users or less per gender	
		>500		1 per 100 users or less per gender	
Industrial, Storage	1 user per 25sq.mt of carpet area	1-100	1 per 100 male users or less	1 per 25 users or less per gender	
		>100	1 per 50 male users or less	1 per 50 users or less per gender	4 sq.mt of wash area
Special Buildings	1 user per seat		2 per 75 users or less	1 per 100 users or less per gender	1 washbasin per 200 users or less

3. Minimum 25% of such water closets and urinals shall be provided in common and accessible locations of the building.
4. These sanitation facilities shall be provided with signage indicating the use and the intended users' gender as per Performance Regulation no. 13.7.

### 13.9.3 For Special Buildings

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

### 13.10 Drainage

The manner in which it is intended to connect the drainage system of a building to a public sewer shall be subject to approval by the Competent Authority. Regulations for construction, maintenance, and control of drains, sewers, drainage and sewage works of any description within Development Area shall be as per the norms of Gujarat Pollution Control Board.

### 13.10.1 Provision of Septic Tank, Seepage Pit and Soak Well

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

1. Location and sub-soil dispersion: A sub-soil dispersion system shall not be closer than 12mts to any source of drinking water, such as a well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building is economically feasible but not closer than 2mts to avoid damage to the structure.
2. Dimensions and Specifications:
  - a. Septic tank shall have a minimum inner width of 75cms. a minimum depth of - meter below the water level and a per capital minimum liquid capacity of 85 litres. The length of the tanks shall be least twice the width.
  - b. Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable material as approved by the competent authority..
  - c. Under no circumstances should effluent from a septic tank or allowed into an open channel drain or body of water without adequate treatment.
  - d. The minimum normal diameter of the pipe shall be 100mm. Further at junction of pipes in manholes, the direction of flow from a branch connection should not make an angle exceeding 45 degrees with the direction of flow in the main pipe.
  - e. The gradients of land-drains, under-drainage as well as the bottom of dispersion trenches and soak wells should be between 1:300 and 1:1400.
  - f. Every septic tank shall be provided with a ventilating pipe of at least 50mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall extend to a height which would cause no smell or nuisance to any building in the area. Generally, the ventilating pipe should extend to a height of about 2mts above the septic tank building when it is located closer than 15mts.
  - g. When the disposal of a septic tank effluent is to a seepage pit, the seepage pit may be of sectional dimension of 90cms and not less than 100cms in depth below the inner level of the inlet pipe. The pit may be lined with stone, brick and concrete blocks with dry open joint which should be backed with at least 7.5cms of clean coarse aggregate. The lining above the inlet level should be narrowed to reduce the size of the R.C.C. cover slabs. Where no lining is used, especially near trees, the entitle pit should be filled with loose stones. A masonry ring should be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe should be taken down to a depth of 90cms from the top an anti-mosquito measure.
  - h. When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100cms wide, excavated to a slight gradient and shall be provided with a layer of shed gravel or crushed stones 15 to 25cms deep. Open, joined pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have a minimum internal diameter or 70 to 100mm. Each dispersion trench should not be longer than 30mts and trenches should not be placed closer than 1.8mts to each other.
  - i. The above mentioned Regulations shall be subject to modification form time to time as required by Gujarat Pollution Control Board/ Competent Authority.

- j. In the case where there is no drainage facility available for the land to be developed, the owner shall provide septic tank, soak pit or soak well for disposal of sewage and waste water.

### **13.11 Electrical Infrastructure**

Adequate electrical infrastructure as published in the National Building Code of India, Part VIII - Building Services, Section 2- Electrical Installations, shall be provided in all buildings to the satisfaction of the Competent Authority.

### **13.12 Lifts and Elevators**

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

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

- 13.12.2 For Buildings exceeding 10 mts height

- 1. For buildings with height more than 10mts, lifts shall be required as per the following table:

<b>No.</b>	<b>Building Use</b>	<b>Height of Building</b>	<b>Minimum no. of Lifts (whichever is more from column A and B)</b>	
			<b>A</b>	<b>B</b>
1.	Dwelling	Above 10mts	Minimum 1, or	1 Lift per thirty dwelling units (excluding dwelling units on ground level and two upper floors or Hollow- plinth and two upper floors)
		Above 25mts	Minimum 2, or	
2.	Non-residential	Above 10mts	Minimum 1, or	1 Lift per 1000sq.mt built-up area (excluding area on ground floor and two upper floors or Hollow-plinth and two upper floors)
		Above 25mts	Minimum 2, or	

- 2. For buildings with height above 25.0mts, one of the required lift shall be a fire lift, in conformity with Fire Prevention and Life Safety Measures Regulations – 2016 and amended from time to time.

- 13.12.3 General Requirements for Lifts and Elevators

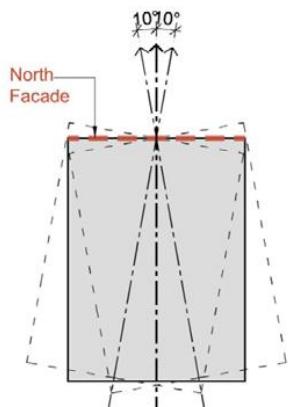
1. Lift shall be provided from the ground level or lower level.
2. Minimum capacity of the lift shall be for six persons.
3. Lifts of either or 6, 8, 12 and/or 24 person capacity can be permitted, as considered by competent authority as per the peak hour passenger volume. However more than 1 lift shall be provided as per requirement of Fire Prevention and Life Safety Measures Regulations – 2016 and amended from time to time.
4. A clear door opening with minimum width of 900 mm shall be provided. A clear landing area in front of the lift doors shall have minimum dimensions of 1.8mts x 2.0mts or more.
5. A handrail of 600 mm length shall be provided at a height of 1 mts from the floor of the lift car.

6. The duration of an automatic closing lift door shall be minimum 5 seconds with a maximum closing speed of 0.25 m/sec.
7. The interior of the lift cabin shall be equipped with a device that audibly indicates the floor level reached and whether the door of the cabin is open or closed.
8. Number and type of lifts to be provided in different types of buildings shall conform to standards specified in the National Building Code of India, Part VIII - Building Services, Section 5- Installation of Lifts and Escalators.

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

### 13.13 External Façade

On the external facade of any building, the glazed surface area of the façade shall be non-reflective and provided up to a maximum of 50% of the total surface area of each facade, with the provision of safety railing up to sill level. On the North facade, entire surface area may be glazed. 10 degrees deviation may be permitted in consideration of the Northern facade as illustrated.



### 13.14 Display Structures

1. The size and location of permitted billboards along roads shall be permitted as per Regulation no 11.1 in Part II.
2. Every billboard shall be designed as per the requirements for structural safety as prescribed in Regulations 16.8.
3. Billboards on roof tops are not permitted unless the entire roof is constructed with non-combustible materials.

### 13.15 Occupant Load

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

\* The occupant load in dormitory portions of homes for the aged, orphanages or mental hospitals etc. where sleeping accommodation is provided shall be calculated at not less than 13.3 persons per 100 sq.mt.

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

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## 14 FIRE PREVENTION AND SAFETY

Fire Prevention and Life Safety Measures shall be as per Fire Prevention and Life Safety Regulations-2016 and it amended from time to time

### **14.1 Requirement for Fire Safety Professionals in Buildings**

#### 14.1.1 Fire Officer

The minimum qualifications for Fire Officer shall be as listed in Schedule 14. Suitable persons shall be registered with the Chief Fire Officer.

#### 14.1.2 Fire Men

The minimum qualifications for Fire Men shall be as listed in Schedule 14. Suitable persons shall be registered with the Chief Fire Officer.

#### 14.1.3 Applicability of Fire Safety Professionals

The applicability of the fire safety professionals for buildings is provided as per Schedule 3A.

## 15 SPECIAL BUILDINGS PERFORMANCE REGULATIONS

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

### 15.1 Visibility

Auditorium or cinema halls shall provide minimum visibility requirements as per following specifications:

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

### 15.2 Mixed Occupancy

1. Places of assembly in buildings of other occupancy, such as all rooms in hotels, restaurants in stores and assembly rooms in schools, shall be so located, separated or protected as to avoid any undue danger to the occupants of the place of assembly from a fire/smoke originating in the other occupancy, No mix development shall be permitted with the buildings having height more than 45mt. OR Commercial and residential use shall be separated by provision of skip floor/service floor. service floor having maximum clear height of 2.1 mts from beam bottom to finished floor level, service floor can be provided at any floor in a building.
2. Every place of assembly, every tier of balcony, and every individual room used as a place of assembly shall have exits sufficient to provide for the total capacity therein as required such that door width for assembly building shall not be less than 2000 mm. for every 600 person.
3. Every place of assembly shall have at least four separate exits as remote from each other as practicable.
4. At least one row of seating area shall be made accessible by ramps or elevators for disabled visitors.
5. Clear aisles not less than 1.2 mt in width shall be formed at right angles to the line of seating in such number and manner that no seat shall be more than seven seats away from an aisle. Rows of seats opening to an aisle at one end only shall have not more than seven seats. Under the condition, where all these aisles do not directly meet the exit doors, cross-aisles shall be provided parallel to the line of seating so as provide direct access to the exit, provided that not less than one cross aisle for every 10 rows shall be required. The width of cross-aisles shall be minimum of 1 m. Steps shall not be placed in aisles to overcome differences in levels, unless gradient exceeds 1 in 10.
6. The fascia of boxes, balconies and galleries shall have substantial railings not less than 1000 mm high above the floor. The railings at the end of aisles extending to the fascia

shall be not less than 1000 mm high for the width of the aisle or 1100 mm high at the foot of steps.

7. Cross aisles except where the backs of seats on the front of the aisle project 600 mm or more above the floor of the aisle shall be provided with railings not less than 900 mm high.
8. No turnstiles or other devices to restrict the movement of persons shall be installed in any place of assembly in such a manner as to interfere in any way with the required exit facilities.
9. In theatres and similar places of public assembly where persons are admitted to the building at a time when seats are not available for them are allowed to wait in lobby or similar palace until seats are available, such use of lobby or similar space shall not encroach upon the required clear width of exits. Such waiting shall be restricted to areas separated from the exit ways by substantial permanent partition or fixed rigid railing not less than 105 cm high. Exits shall be provided for such waiting spaces on the basis of 1 person for each 0.3 sq.mt. of waiting space/ area. Such exits shall be in addition to exits specified for the main auditorium area and shall conform in construction and arrangement to the general rules of exits given above.
10. No display or exhibit shall be so installed or operated as to interfere in any way with access to any required exit, or with any required exit sign.

All displays or exhibits of combustible material or construction and all booths and temporary constructions in connection therewith shall be so limited in combustibility or protected so as to avoid any undue hazard of fire which might endanger occupants before they have opportunity to use the available exits, as determined by the authority.

11. Places of assembly in buildings of other occupancy may use exits common to the place of assembly and the other occupancy, provided the assembly area and the other occupancy are considered separately, and each has exits sufficient to meet the requirements of the code.
12. Exits shall be sufficient for simultaneous occupancy of both the place of assembly and other parts of the building, unless authority determines that the simultaneous occupancy will not occur.
13. At least half the required means of exit shall lead directly outdoors or through exit ways completely separated from exits serving other parts of the building.
14. The decoration of place of assembly shall be of non-flammable materials. Fabrics and papers used for such purpose shall be treated with an effective flame retardant material. Stage settings made to combustible materials shall likewise be treated with fire retardant materials of class 1 flame spread.
15. Seats in places of public assembly, accommodating more than 300 persons, shall be securely fastened to the floor except as permitted in (o) below. All seats in balconies and galleries shall be securely fastened to the floor, except that in nailed-in enclosures like boxes with level floors and having not more than 14 seats, the seats need not be fastened. Tapestry of the seats shall be fire resistance.
16. Chairs not secured to the floor may be permitted in restaurants, night clubs and other occupancies where fastening of seats to the floor may not be practicable, provided that in the area used for seating, excluding dance floor, stage etc, there shall be not more than one seat for each 1.4m<sup>2</sup> of floor area and adequate aisles to reach exits shall be maintained at all times.
17. Seats without dividing arms shall have their capacity determined by allowing 450 mt per person.

18. The spacing of rows of seats from back shall neither be less than 850 mm nor less than 700mm plus the sum of the thickness of the back and the inclination of the back. There shall be a space of not than 350mm between the back of one seat and the front of the seat immediately behind it as measured between plumb lines.
19. Rooms containing high-pressure boilers, refrigerating machinery other than domestic refrigerator type, or other service equipments subject to possible explosion shall not be located directly under or adjacent to required exits. All such rooms shall be effectively cut off from other parts of the building and provided with adequate vents to the outer air.
20. All rooms or areas used for storage of any combustible material or equipment, or for painting, refinishing, repair or similar purposes shall be effectively cut off from assembly areas or protected with a standard system of automatic sprinklers. They shall be located away from staircases.
21. Every stage equipped with fly galleries, grid irons and rigging for movable theater type scenery shall have a system of automatic sprinklers over and under such stage areas or spaces and auxiliary spaces, such as dressing rooms, store rooms and workshops. The proscenium opening shall be provide with a fire-resisting curtain, capable of withstanding a lateral pressure of 4 KN/ sq.mt. over the entire area. The curtain shall have an emergency closing device capable of causing the curtain to close without the use of power and when so closed, it shall be reasonably tight against the passage of smoke.
22. The stage roof of every theatre using movable scenery or having a motion picture screen of highly combustible construction shall have a ventilator or ventilators in or above it, open able from the stage floor by hand and also opening by fusible links or some other approved automatic heat/ smoke actuated device, to give a free opening equal to at least one-eighth the area of the floor of the stage.
23. The proscenium wall of every theatre using movable scenery or decorations shall have exclusive of the proscenium opening, not more than two openings entering the stage, each not to exceed 2 m<sup>2</sup> and fitted with self- closing fire resistant doors.
24. Automatic smoke vents actuated by smoke detectors shall be installed above the auditorium or theatres, including motion picture houses, with capacity of 8 air change per hour.

### **15.3 Institutional Buildings**

These shall conform to those given in 6.3 Part 4 NBC second revision but shall conform to NBC amended from time to time and particular attention is drawn to the following:

1. In building or sections occupied by bed-ridden patients where the floor area is over 280 sq.mt., facilities shall be provided to move patients in hospital beds to the other side of a smoke barrier from any part of such building or section not directly served by approved horizontal exits or exits from first floor (floor 2) of a building to the outside.
2. Not less than two exits of one or more of the following types shall be provided for every floor, including basements, of every building or section:
  - a. Doors leading directly outside the building.
  - b. Stairways
  - c. Ramps.
  - d. Horizontal Exits and
  - e. Fire Escape Staircase.
3. All required exits as per table in Regulation 22.4 of corridor width.

4. No building constructed in whole or in part of combustible materials shall be used to confine inmates in cells or sleeping quarters, unless automatic sprinkler protection is provided.

#### **15.4 Public Safety**

Closed Circuit Television (CCTV) Network shall be installed in public areas of assembly buildings and other places of entertainment as per protocols laid down by the Appropriate Authority.

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## 16 STRUCTURAL SAFETY

### 16.1 Applicability

The following structural and seismic safety regulations shall apply to all buildings "as per schedule – 6".

### 16.2 Structural Stability and Maintenance of Existing Buildings

1. The Owner/ developer/ occupants and registered appointed Person on Record shall have the assessment of structural safety of an existing building/ structure damaged/ undamaged carried out at stipulated periodical intervals through expert(s) chosen from a panel of experts identified by the Competent Authority. The intervals for maintenance and inspection shall be as per Schedule 6.
2. The owner/developer/occupant on advice of such expert(s) shall carry out such repair/restoration and strengthening/retrofitting of the building found necessary so as to comply with the safety standards laid down in the national building code and the Indian standards as specified.
3. In case, the owner/developer/occupant does not carry out such action, the Competent Authority or any agency authorized by the Competent Authority may carry out such action at the cost of owner/developer/occupant.
4. The Competent Authority may also direct the owner/developer/occupant, whether the building could be occupied or not during the period of compliance.

### 16.3 Additions and Alterations to Existing Buildings

An alteration or addition to an existing building that is not structurally independent shall be designed and constructed such that the entire structure conforms to the structural and seismic safety requirements for new buildings, unless the following three conditions are complied with:

1. The alteration or addition complies with the requirements for new buildings.
2. The alteration or addition does not increase the seismic forces in any structural element of the existing building by more than 5% unless the capacity of the element subject to the increased force is still in compliance with the requirements for new buildings.
3. The alteration or addition does not decrease the seismic resistance of any structural element of the existing building unless the reduced resistance is equal to, or greater than, that required for new buildings.

### 16.4 Change of Use of Buildings or Part of a Building

When a change of use results in a structure being reclassified to a Higher Importance Factor (I) as defined in the IS: 1893-2002 "Criteria for Earthquake Resistant Design of Structures (Fifth Revision)", the building shall conform to seismic requirements for a new building with the Higher Importance Factor.

### 16.5 Structural Safety Provisions during Construction

1. The quality of all materials and workmanship shall conform to accepted standards and Indian Standard Specifications and Codes as included in Part V: Building Materials and Part VII Constructional Practices and Safety, National Building Code of India.
2. All borrow pits dug in the course of construction and repair of buildings, embankments, etc. shall be deep and connected with each other in the formation of a drain directed

towards the lowest level and properly stepped for discharge into a river, stream, channel or drain, and no person shall create any isolated borrow pit which is likely to cause accumulation of water that may breed mosquitoes.

3. Alternative materials, method of design and construction and tests:- The provisions of the regulations are not intended to prevent the use of any material or method of design of construction not specifically prescribed in them provided any such alternative has been approved. Nothing of the provisions of these regulations is intended to prevent the adoption or architectural planning and layout conceived as an integrated development scheme. The competent authority may approve any such alternative if it conforms to the provisions of the relevant parts of the national building code, regarding material, design and construction, and the material, method, or work offered is, for the purpose intended, at least equivalent to that prescribed in these regulations in quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety.
4. All buildings shall be constructed on quality control requirements.
5. In case of buildings under construction based on approved development permission, structural safety requirements shall have to be observed. However, due to such structural work of strengthening/retrofitting in the event of natural disaster if certain setbacks and margin get reduced, special permission may be granted by the Competent Authority on case to case basis.

## 16.6 Structural Safety Tests for Special Buildings

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

1. Test Methods:- test methods shall be as specified by the regulations for the materials or design or construction in question. if there are no appropriate test methods specified in the regulations, the competent authority shall determine the test procedure. for methods or tests for building materials, reference shall be made to the relevant Indian standards as given in the national building code of India published by the bureau of Indian standards.
2. Test result to be preserved:- copies of the result of all such tests shall be retained by the Competent Authority for not less than two years after the acceptance of the alternative material
  - a. the testing of the materials as per Indian standards shall be carried out by laboratories approved by the competent authority on this behalf.
  - b. the laboratory/agency shall work out in consultation with the construction agency a testing programme of materials such as cement, steel and quality of concrete including its mixing, laying and strength at site as well as in the laboratory.
  - c. this should cover various stages of construction from foundation to completion as per regulation. the laboratory shall maintain a duly authenticated report in a bound register, copy of which will be submitted to the construction agency, which will in turn forward the testing report to the competent authority.

## 16.7 Design for Structural and Seismic Safety

### 16.7.1 Design Standards

The structural design of foundations, elements of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall conform to:

1. The provisions of the National Building Code of India second revision, Part VI - Structural Design (Section – 1 Loads, Section – 2 Foundation, Section – 3 Wood, Section – 4 Masonry, Section – 5 Concrete and Section – 6 Steel), and as amended from time to time and,
2. The following Indian Standards:

Structural Safety:

1. IS: 456: 2000 "Code of Practice for Plain and Reinforced Concrete"
2. IS: 800: 1984 "Code of Practice for General Construction in Steel"
3. IS 875 (Part 2): 1987 "Design loads (other than earthquake) for buildings and structures" Part 2 Imposed Loads
4. IS 875 (Part 3): 1987 "Design loads (other than earthquake) for buildings and structures"

Part 3 Wind Loads

1. IS: 883: 1966 "Code of Practice for Design of Structural Timber in Building"
2. IS: 1904: 1987 "Code of Practice for Structural Safety of Buildings: Foundation"
3. IS1905: 1987 "Code of Practice for Structural Safety of Buildings: Masonry Walls"

Seismic Safety:

1. IS: 1893-2002 "Criteria for Earthquake Resistant Design of Structures (Fifth Revision)"
2. IS:13920-1993 "Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces - Code of Practice"
3. IS:4326-1993 "Earthquake Resistant Design and Construction of Buildings - Code of Practice (Second Revision)"
4. IS:13828-1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines"
5. IS:13827-1993 "Improving Earthquake Resistance of Earthen Buildings - Guidelines"
6. IS:13935-1993 "Repair and Seismic Strengthening of Buildings - Guidelines"
7. "Guidelines for Improving Earthquake Resistance of Buildings", by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council, 1998.
8. In pursuance of the above, a certificate as indicated in Form 2A shall be submitted along with building plans/ drawings and other building information schedule annexed thereto.

Cyclone/ Wind Storms:

1. IS 875 (3): 1987 "Code of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads"
2. "Guidelines (based on IS 875 (3): 1987) for Improving the Cyclonic Resistance of Low-rise Houses and Other Building", by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council, 1998.

**Note:** Wherever an Indian Standard including those referred to in the National Building Code or the National Building Code is referred, the latest revision of the same shall be

followed except specific criteria, if any, mentioned above against that Code. All Standards applicable as amended from time to time by competent authority

#### 16.7.2 Structural Inspection Report

A Structural Inspection Report (SIR) shall be prepared for all buildings specified in Schedule 6 and submitted as specified in Form No. 15.

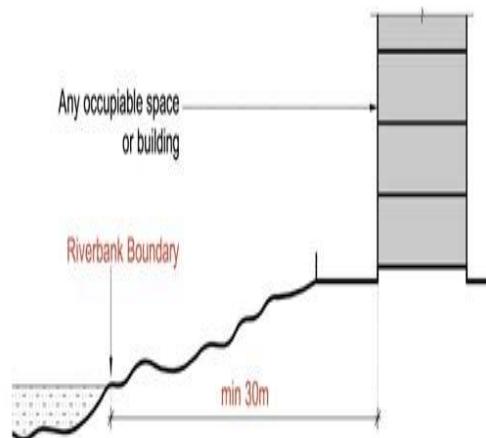
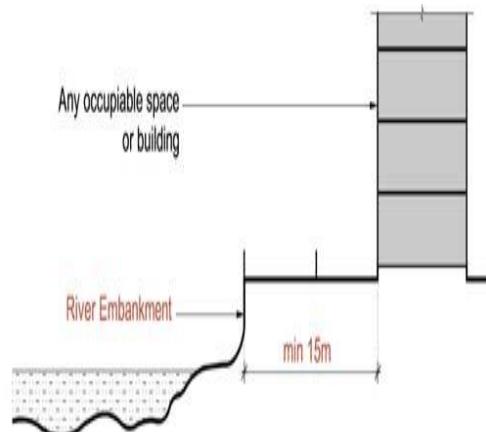
#### 16.8 Structural Safety of Display Structures

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

## 17 ENVIRONMENTAL MANAGEMENT

### 17.1 Minimum Distance from Water body

1. Minimum clearance of 30 mts shall be provided between the boundary of the bank of a river where there is no embankment and any development work or part thereof.
2. Minimum clearances of 15 mts to be provided between the embankment of a river and any building or part thereof or any other clearance as may be prescribed under any other general or specific orders of Government and appropriate Authority whichever is more.
3. Minimum clearances of 9mts shall be provided between the boundary of any other water body such as lake (talav), canal or nala and any building or part thereof.
4. Where a water course passes through a low lying land without any well defined bank, the applicant may be permitted by the Competent Authority to restrict or re-direct the water course to an alignment and cross-section determined by the Competent Authority.



### 17.2 Rain Water Management

#### 17.2.1 Rain Water Disposal

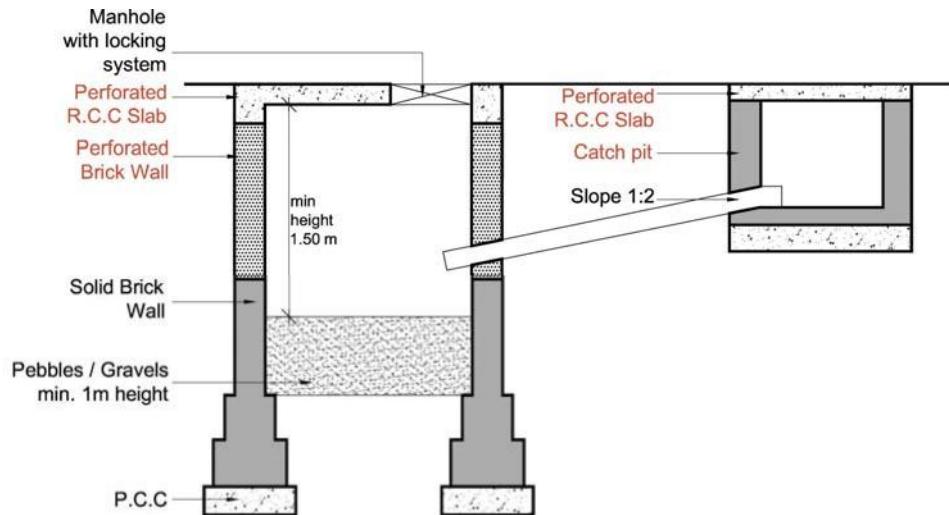
1. The roof (terrace) of a building and the remaining area of the building-unit shall be provided with an effective rain water drainage system so as to ensure that the rain water is not discharged into adjacent building units and no dampness is caused in any walls or foundation of adjacent buildings.
2. Rain water pipes shall be affixed to the outside of the walls of the building or in recesses or formed in such walls or in such other manner as may be approved by the Competent authority.
3. No roof or terrace abutting on a public street shall be constructed without providing sufficient number of down take pipes and such pipes shall be so fixed as to discharge the rain water at a level not higher than 0.6 meter above the street level.
4. The manner of channeling rain water discharge from a building-unit to a public storm water drain, if available, shall be determined by the Competent Authority.

## 17.2.2 Rain Water Harvesting

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

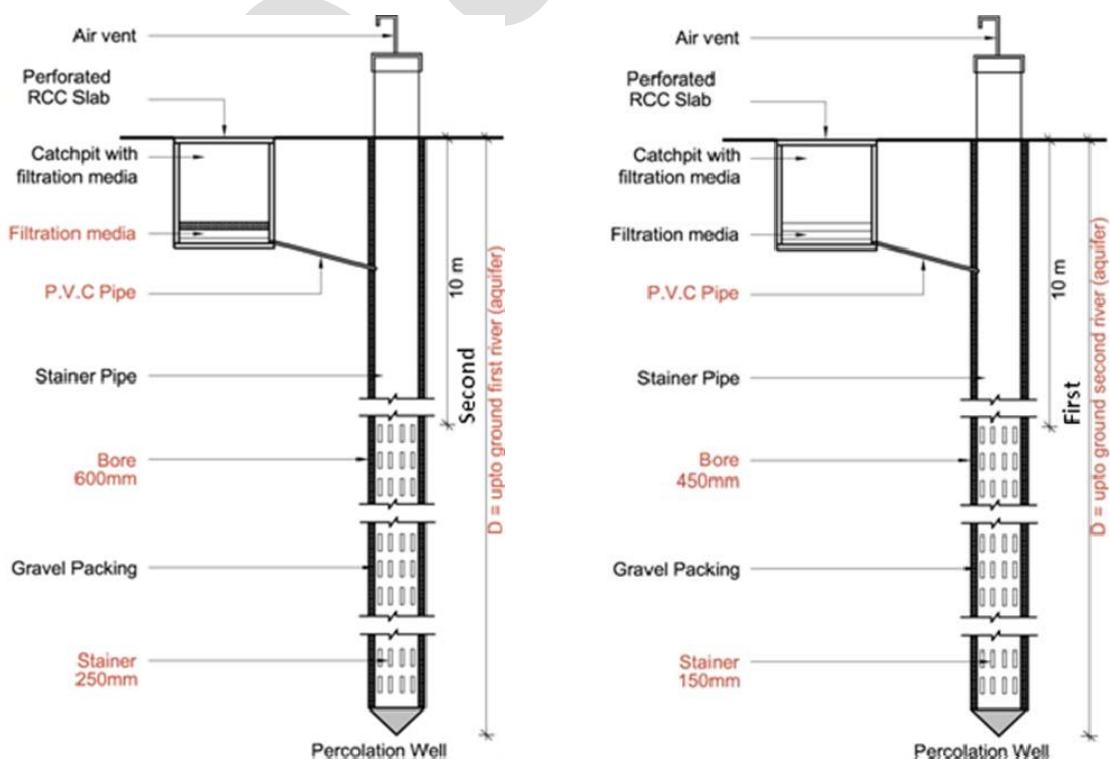
### a. For Buildings with ground coverage above 80 sq.mt and below 500 sq.mt:

Percolation Pit or Bore Recharge shall be provided in the marginal space around the building. Such pits shall be filled with small pebbles, brick jelly or river sand and covered with perforated concrete slabs as illustrated below:



### b. For Buildings with building-unit area above 500sq.mt and up to 1500 sq.mt:

Percolating Well with Rain Water Harvesting System shall be provided as illustrated below (up to ground first river):



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

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

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

One Percolating Well shall be provided as per Regulation 17.2.2(c) for every 4000 sq.mt land area. As an alternative to providing multiple percolating wells, a Water Retention Pond with minimum capacity of 300,000 liters with a percolating well for every five percolating wells or part thereof shall be permitted as an alternative.

**17.2.3 Rain Water Storage:**

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

*17.2.3.1 Solid Waste Management*

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

**17.2.4 Solid Waste Bin for Residential Use**

1. Community bin shall be provided in the road-side marginal open space.
2. The size of the bin container shall be calculated at the rate of 10 liters capacity per dwelling unit with a maximum size of bin of 80 liters. The numbers of bins shall be calculated on the basis of total no. of dwelling units/tenements.

**17.2.5 Solid Waste Bin for Non-Residential Use**

1. Community bin shall be provided in the road-side marginal open space.
2. The size of the bin container shall be calculated at the rate of 20 liters capacity per 100sq.mt of floor area with a maximum size of bin of 80 liters.
3. The bin shall be provided with an air-tight lid.
4. For Hospitals, Hotels and Restaurants- disposal of solid waste shall be carried out as per the norms decided by the Competent Authority from time to time.
5. For Clubs, Community Halls and Party Plots- garbage container shall be provided with a minimum capacity of 4 tones. Such a container shall be placed along a paved area abutting the road of minimum dimensions of 6mt by 7.5 mt. For such a place, used according to provision of this regulation, Competent Authority can collect security deposit from the plot owner as may be decided time to time.

**17.3 Grey water Recycling**

**17.3.1 Applicability**

Any owner applying for approval for construction of a new set of buildings of category and total built-up area mentioned below shall make provision for reuse of recycled water:

Table 17.1 Reuse of recycled water

No.	Building Use	Built-up Area (sq.mt)
1	Hospitals and Nursing Homes	More than 5,000
2	Hospitality: Hotels, Lodges, Guest houses	
3	Hostels for Schools, Colleges, Training Centres	
4	Community Centre, Banquet Halls, and similar uses	More than 10,000
5	Commercial	
6	All hazardous, water-polluting, chemical industries	

### 17.3.2 Provisions of Recycling System

The applicant shall along with his application submit the designs, plans, calculations and the references used for the calculations etc to provide the system to recycle the grey water. Such system shall include the provisions to facilitate the following:

1. Treated grey water is pumped to a separate tank on the roof from where grey water will be supplied to water closets, garden taps, car washing taps etc.
2. Only water from water closets should be let in to sewerage system. In every water closet or toilet it shall be mandatory to provide double button cistern (dual flush tank).
3. Wherever arrangements from reuse of recycled water is provided additional arrangements for carrying the excess grey water to the sewerage system may also be provided.
4. In a nature or manner or in a way that shall not constitute a nuisance of foul gases or cause a public hazard or otherwise in compliance of these regulations.
5. The recycled water shall be used for non potable, no contact purposes within premises and shall not be connected to sewage/waste water system of local authority. However the waste generated by the recycle plant can be connected to local authority sewer network if it is of the accepted quality as mentioned in competent authority GDCR.
6. Separation of grey water:
  - a. The wastes from toilets in the premises will be separated from grey water that is of bath room and kitchen wastes by means of separate down take discharge system.
  - b. The grey water shall be recycled by providing recycling plant and shall be reused for non potable purposes after storing the same in distinctly separate tank by means of purple colored down take pipes.
  - c. The water quality shall conform to standards of non potable water. The recycled water shall be tested once in six months and results shall be made available to competent authority whenever demanded.
  - d. The make-up connection to the system will be done at the collection tank of the treated water, through a free fall if from Municipal water connection.
7. Separate plumbing for grey water:
  - a. Every developer/owner shall provide the newly constructed building with the provision of down take plumbing for grey water, recycling water plant, storage and reuse fitting before selling the building.
8. Reuse of water strictly for not potable non-contact use.
  - a. The reuse of water will be strictly for not potable use by means of providing a distinctly separate reuse system coloured in purple. The non-contact uses shall be restricted to toilet flushing, drip irrigation of trees/shrubs, sub surface irrigation of lawns and recharge of ground water.
  - b. There shall not be cross-connection of fitting of the potable and not potable water at any point. The recycled water system shall be maintained at a lower operating

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

#### 17.3.3 Quality of Water and Treatment

1. The water generated after treatment should be safe for its use for flushing toilets, gardening etc.
2. The company or the agency engaged for installation of system for recycling of waste water shall preferably confirm ISO:14000.
3. Provision may be made for checking the quality of recycled water with Water testing laboratory with Municipal Corporation or Water Supply and Sewerage Board.
4. The testing of wastes and the submission of the results shall be done in a manner in accordance with the terms and conditions prescribed by the Municipal Commissioner or Gujarat Pollution Control Board (GPCB) / Competent authority.

#### 17.3.4 General Provisions

1. Mandatory disclosure: regarding changes: An occupier of premises shall inform the competent authority of any change in the quality, nature or quality of the wastes discharged from his plant or premises the manner of their discharge of water immediately if the change is likely to cause discharge of water in variation or violation of license under these regulations.
2. Corrective action. In the event it is found any person violating the provisions of these regulations, the competent authority or Gujarat Pollution Control Board shall issue notice and after inquiry and personal hearing take necessary corrective action.
3. Dispute Resolution All the disputes arising in the enforcement of this by these rules shall be referred to Municipal Commissioner who in turn will resolve the disputes in advise with his authorized technical officer or any experts and intimate to the occupier / owner / developer. The decision of the Municipal Commissioner will be final and binding on the occupier.
4. List of Authorized Laboratories shall be as authorised by Gujarat State Pollution Control board or the Municipal corporation
5. Characteristics of effluent water quality from the Grey Water Recycling plants shall be as approved by the Gujarat Pollution Control Board.

#### 17.3.5 Enforcement of Regulations

1. In case of proposed/intending /under redevelopment properties, the occupier/ developer/ owner will submit an application to the competent authority with details of proposed 'grey water reuse system ' along with the application for demand of water permission to connect the Grey Water/sewage to municipal sewage system.
2. Conditional Waste Discharge Permission waste discharges of the conditional type plant will be allowed on the issue of a conditional permission provided the conditional type plant has recycling and reuse of water facility and not exceeding limits given in as per GPCB norms.

### **17.4 Tree Plantation**

1. All buildings shall provide tree plantations conforming to the following:

2. Building unit having area of more than 100 sq.mt shall be provided with minimum three trees for every 200 sq.mt area or part thereof
3. Building unit having area of more than 100 sq.mt shall be provided with minimum four trees and further for every 200sq.mt area or part thereof and upto 500sq.mt. of area minimum four trees, and beyond that for every 200sq.mt area or part thereof minimum five trees shall be provided.
4. The trees shall preferably be shade-giving and from the species listed in Schedule 12.
5. The requirement of trees shall be reduced on the basis of the number of grown existing trees that are conserved and not affected by the proposed development.
6. Trees shall be planted on site and guarded by the tree guards and shall be maintained Properly.
7. Trees shall be planted without causing obstruction to the easy movement of fire fighting vehicles in case of fire emergency.
8. A person applying for permission to carry out any development shall have to pay tree plantation deposit along with his application to the Competent Authority at the rates decided by the Competent Authority time to time. This deposit shall be refundable after the period of five years with the condition that trees planted on the site shall be grown-up and maintained properly, otherwise the deposit shall be forfeited and shall be utilised only for tree plantation and maintenance by the Competent Authority.
9. Competent Authority may consult Forest and Environment Department for tree typology, plantation and maintenance, etc. if required.

### 17.5 Solar Water Heating System

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

**Table 17.2: Building use & built-up area**

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

#### 17.5.1 Roof Top Solar Energy Installations and Generation

**Table 17.3: Norms for Roof Top Solar PV Installation and generation**

Sr. No.	Category of buildings/area	Area standards	Generation requirement *
Residential			
1	Plotted Housing	Greater than 1000 Sq mt	Minimum 5% of connected load or 20W/sqft for "available roof space"**, whichever is less.
2	Group Housing	All proposals, as per Group	Minimum 5% of

Sr. No.	Category of buildings/area	Area standards	Generation requirement *
		Housing Norms	connected load or 20W/sqft for " <i>available roof space</i> ", whichever is less.
	All other buildings (Government or Private, defined as per clause 1.16 b to g) (mandatory for buildings having shadow free rooftop area > 50 sqmt)		
3	Educational Institutional Commercial Industrial Mercantile Recreational	Plot size of 1000 sqmt and above	Minimum 5% of connected load or 20W/sqft for " <i>available roof space</i> ", whichever is less.

\* Area provisions on roof top shall be @12 sq.mt per 1KWP, as suggested by Ministry of New and Renewable Energy.

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

## 17.6 Energy Efficient Buildings

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

Owner shall have to apply prior to commencement of the project to GRIHA for the rating certificate and registration.

## 17.7 Environment Impact Assessment

- No development permission shall be given to the Building and Construction projects, Townships and Area Development project having built up area mention in the table below, until getting Environment Clearance from SEIAA (State Level Environment Impact Assessment Authority) as required under the Environmental Impact Assessment notification-2006 and amended from time to time.

**Table 17.7.1: Norms for Roof Top Solar PV Installation and generation**

No.	Project or Activity	Area	Remark
1	Building and Construction projects	Having Built-up area 20,000 sq.mt or more and less than 1,50,000 sq.mt.	Built-up area is for covered construction; in the case of facilities provided open-to-sky, then activity area shall be considered
2	Townships and Area Development project.	Having area of building-unit 50 Ha. or more OR Having built up area 1,50,000 sq.mt or more	

3. Any Building and Construction projects, Townships and Area Development project falling under the category as mention in the table in 2. above and if the developer split the project into phases, developer has to produce Environment Clearance from SEIAA, as required under the Environmental Impact Assessment notification - 2006, prior to the approval of first phase of the project.

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## 18 POLLUTION CONTROL

### 18.1 Air Pollution

All buildings shall conform to provisions of Air Pollution Control Act, 1981 and to the provisions of Gujarat Smoke Nuisance Act, 1963 and amended from time to time.

### 18.2 Water Pollution

All buildings shall conform to provisions of Water (Prevention and Control of Pollution) Act, 1974.

### 18.3 Noise Pollution

All buildings shall maintain ambient air quality standards in respect of noise, as prescribed in the Noise Pollution (Regulation and Control) Rules, 2000.

### 18.4 Industrial Pollution

No industrial effluent shall be disposed or exposed so as to cause nuisance and endanger to public health and shall not be disposed in a water body of any kind.

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

Industries in the special industrial zone which emit liquid and gaseous effluents shall not be allowed to emit such effluent unless they are purified and rendered harmless from the public health point of view by provision of purification plants, as may be prescribed by the Competent Authority and/or the Gujarat Pollution Control Board.

## 19 MAINTENANCE AND UPGRTION

### 19.1 Maintenance of Buildings

#### 19.1.1 Responsibility for Maintenance of Buildings

It shall be the responsibility of the Owner of a building to ensure that the building is kept in good repair, such that its structural stability is not compromised.

For the purpose of this regulation, buildings will be classified in two categories:

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

**Class 2:** Masonry-walled residential buildings constructed with height more than 9 mts.

#### 19.1.2 Periodic Inspection and Maintenance Certificate

All buildings in Class 1 and Class 2 shall require periodic inspection by a SEOR at intervals specified in Schedule 6. The SEOR shall inspect the building to ascertain and certify to the Competent Authority, that the building's structural stability has not been compromised due to lack of adequate maintenance along with a Structural Inspection Report. It shall be the responsibility of the Owner to submit the certificate to the Competent Authority no later than one month after the date on which inspection is due.

### 19.2 Maintenance of Lifts and Escalators

#### 19.2.1 Responsibility for Maintenance of Lifts and Escalators

It shall be the responsibility of the Owner of a building to ensure that lifts and escalators in the building are kept in good repair, such that their use is safe.

#### 19.2.2 Maintenance Protocol

1. Maintenance protocol for lifts and escalators shall be as per following Indian Standards amended from time to time.:
  - a. IS: 1860 – 1980 Code of Practice for Installation, Operation and Maintenance of Electric Passenger and Goods Lift;
  - b. IS: 6620 – 1972 Code of Practice for Installation, Operation and Maintenance of Electric Service Lifts; and
  - c. IS: 4591 – 1968 Code of Practice for Installation and Maintenance of Escalators.
2. The lift installation should receive regular cleaning, lubrication adjustment and adequate servicing by authorised competent persons at such intervals as the type of equipment and frequency of service demand.
3. In order that the lift installation is maintained at all times in a safe condition, a proper maintenance schedule shall be drawn up in consultation with the lift manufacturer and rigidly followed.
4. A log book to record all items relating to general servicing and inspection shall be maintained.
5. The electrical circuit diagram of the lift with the sequence of operation of different components and parts shall be kept readily available for reference by persons responsible for the maintenance and replacement, where necessary, to the satisfaction of the Competent Authority.

6. Any accident arising out of operation of maintenance of the lifts shall be duly reported to the Competent Authority.

### 19.3 Maintenance of Fire Prevention and Safety Provisions

It shall be the responsibility of the Owner of a building to ensure that all the fire prevention and safety provisions in a building are kept in good working condition at all times.

The fire prevention and safety provisions shall include all the fixed fire protection systems, installations, fire extinguishers, first aid kits, fire lifts and escape stairs provided in the building.

#### 19.3.1 Periodic Inspection and Maintenance Certificate

For all buildings with height more than 13 mts, the Fire Protection Consultant on Record shall inspect the building at intervals not more than 12 months to ascertain and certify to the Competent Authority that the building's fire safety has not been compromised due to lack of adequate maintenance.

## 20 CONFORMITY TO OTHER ACTS AND REGULATIONS

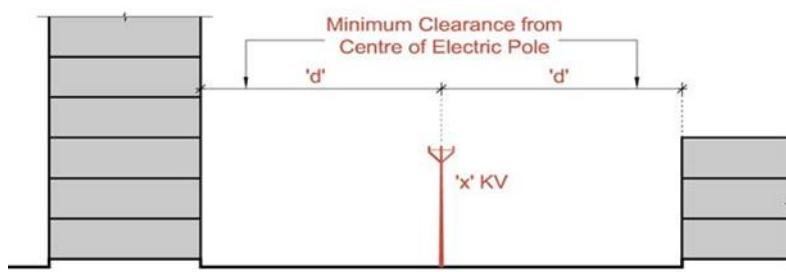
### 20.1 Minimum Clearances from Trunk Infrastructure

The margins from the Building-unit boundary are as sanctioned GDCR of competent authority. Following clearances are to be observed, as applicable.

#### 20.1.1 Minimum Clearances from Electrical Lines

For Building-units in the vicinity of Electrical Lines, clearances shall be provided between any building or part thereof and electrical lines according to the following table and illustrated below:

<b>Table 20.1: minimum clearances from Electric lines</b>		
<b>Sr.No.</b>	<b>KV of Electrical Line</b>	<b>Minimum Clearance from Centre of Electrical Grid Line</b>
1	220	17.5 mts
2	132	13.5 mts
3	110	11.0 mts
4	66	9.0 mts
5	33	7.5 mts
6	22	3 mts
7	11	2.5 mts



#### 20.1.2 Minimum Clearances from Petroleum Pipelines

Minimum Clearances to be provided between any building or part thereof and petroleum pipelines shall be 12mts from the centre of pipeline.

#### 20.1.3 Minimum Clearances from Oil Well

Clearances to be provided between any building or part thereof and oil well shall be in accordance with provisions of the Oil Mines Regulations - 1984, under the Mines Act, 1952, in addition to these regulations.

#### 20.1.4 Minimum Clearances from Water Body

Minimum clearance shall be provided as per Performance Regulation 17.1

## 20.2 No Objection Certificates (NOC)

Development Permission granted by Competent Authority on the basis of any document/NOC received is not final and conclusive. It shall be considered in true sense and meaning of concerned issuing Authority. This Authority has no legal responsibility for such development permission.

### 20.2.1 NOC from Airport Authority

For Building-units within Airport Funnel Area and Critical Area ,construction for Building regulated as per NOC shall be required from the Airport Authority.

### 20.2.2 NOC from Railway

For Building-unit within 30mts vicinity of Railway Boundary, NOC to be provided from the Railway Authorities and as amended from time to time.

### 20.2.3 NOC from Commissioner of Police

For Building-units with uses for Assembly, Religious, Hospitality, Party Plot and Fuelling & eV Stations shall require an NOC from the Commissioner of Police.

### 20.2.4 NOC from Jail Authority

For Building-units within 300mts vicinity of any Jail, an NOC shall be required from the Jail Authority.

### 20.2.5 NOC from ISRO

Development in the vicinity of ISRO shall be regulated and controlled in accordance with provisions of ISRO.

### 20.2.6 NOC from ASI

Development in the vicinity of protected monuments shall be regulated and controlled in accordance with provisions of Archaeological Survey of India.

### 20.2.7 NOC from Defense Establishment

Development in the vicinity of defense establishments, shall be subject to N.O.C from Station Commander. Explosives Rules 1983 under Indian Explosives Act 1884.

### 20.2.8 Environmental Clearance

Notification of Requirement of Environmental Clearance of Projects, 1994 (MOEF), Environment Protection Act 1986 and Environment Protection Rules 1986.

### 20.2.9 NOC under Urban Land Ceiling Act

In case of land considered within the Urban Land Ceiling (U.L.C.) Act, 1976 Limit, the applicant shall submit along with application:

- i. The N.O.C. from the competent authority under the U.L.C. Act, 1976
- ii. An affidavit and indemnity bond in the prescribed form under the U.L.C. Act, 1976.

**20.3 Conformity to other Acts**

- 20.3.1 Factories Act 1948 and Factories Rules under the Govt. of Gujarat
- 20.3.2 Gas Cylinders Rules 1981
- 20.3.3 Explosives Rules 1983 under Indian Explosives Act 1884
- 20.3.4 Manufacture, Storage and Import of Hazardous Chemicals Rules 1989

## 21 Quality Control and Inspection.

### 21.1 Applicability

The Quality Control and Inspection shall apply to all Residential buildings, which are more than 16.50 Meter height and all non-residential building as well as all type of building falling in seismic Zone IV & V.

### 21.2 Inspection and Safety Certificate:

1. The Owner/ developer/ occupants and registered appointed Person on Record shall have to certify the inspection and safety report as per Schedule No.17.

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