

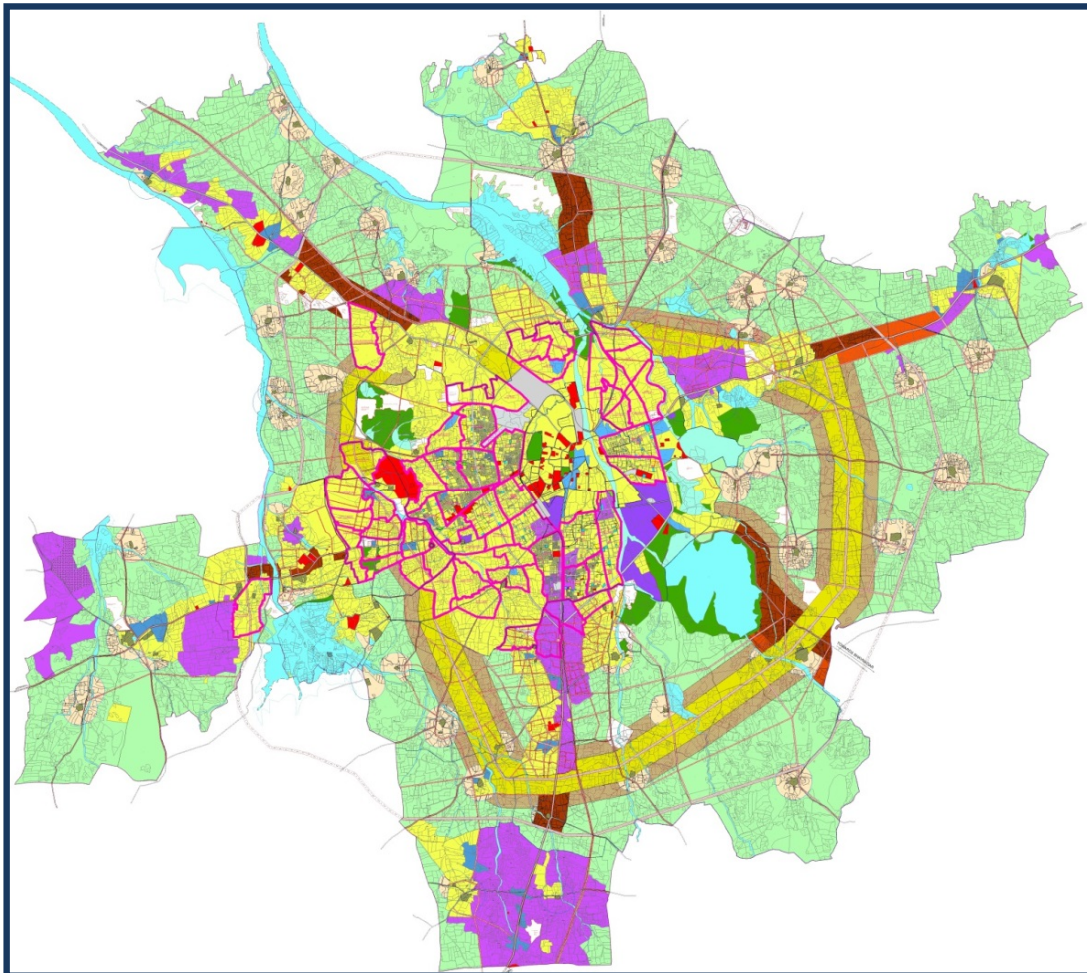
**Rajkot Urban Development Authority**

**Draft Development Plan 2031**

**(Second Revised)PART-III**

***PART-III General Development Control Regulations***

***Rajkot Urban Development Authority***



**Published under Section 17(1)(a)(ii) of**  
**The Gujarat Town Planning and Urban Development Act,**  
**1976**

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# 1

## SHORT TITLE PREAMBLE

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

### 1.1 Short Title, Extent

These regulations may be called the Draft General Development Control Regulations of the Draft Development Plan-2031 (Second Revised) of RUDA (including Rajkot Municipal Corporation area).

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

#### 1.1.1 Applicability

Subject to the provisions of the Gujarat Town Planning and Urban Development Act-1976, these Regulations shall apply to all the developments in Rajkot Urban Development Area including Rajkot Municipal Corporation area notified under sub-section (2) of Section 22 of The Act vide Gujarat Government, Panchayat, Housing and Urban Development Notification No. GHB-24-UDA/1177/646(4)-q-2 Dated 31<sup>st</sup> January 1978 as may be notified or amended from time to time.

#### 1.1.2 Repeal

The sanctioned General Development Control Regulations of RUDA 2004 are hereby Modified, Revised and Replaced by these Regulations.

#### 1.1.3 Saving

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

#### 1.1.4 Structural Responsibility

In the event of Structural Failure or other structure related issues, "No suit, prosecution or other legal proceeding shall lie against the State Government, the appropriate authority or any public servant or person duly appointed or authorized under this Act, in respect of anything in good faith done or purporting to be done under the provisions of this Act or any rules or regulations made there under."



## 2 DEFINITIONS

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

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

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

### 2.1 Act

Means the Gujarat Town Planning and Urban Development Act, 1976 (President Act No. 27 of 1976) and Bombay Provincial Municipal Corporation Act 1949 or local Acts 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

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

## **2.4 Air Conditioning**

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

## **2.6 Amenities**

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

## **2.7 Amusement Park**

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

## **2.8 Apartment / Flats**

Means multi-storied residential buildings constructed in a detached or semi detached manner designed as ground floor with more upper floors and constructed as occupation with independent provision of kitchen or a cooking alcove, Bath and w.c. with common staircase.

## **2.9 Authority**

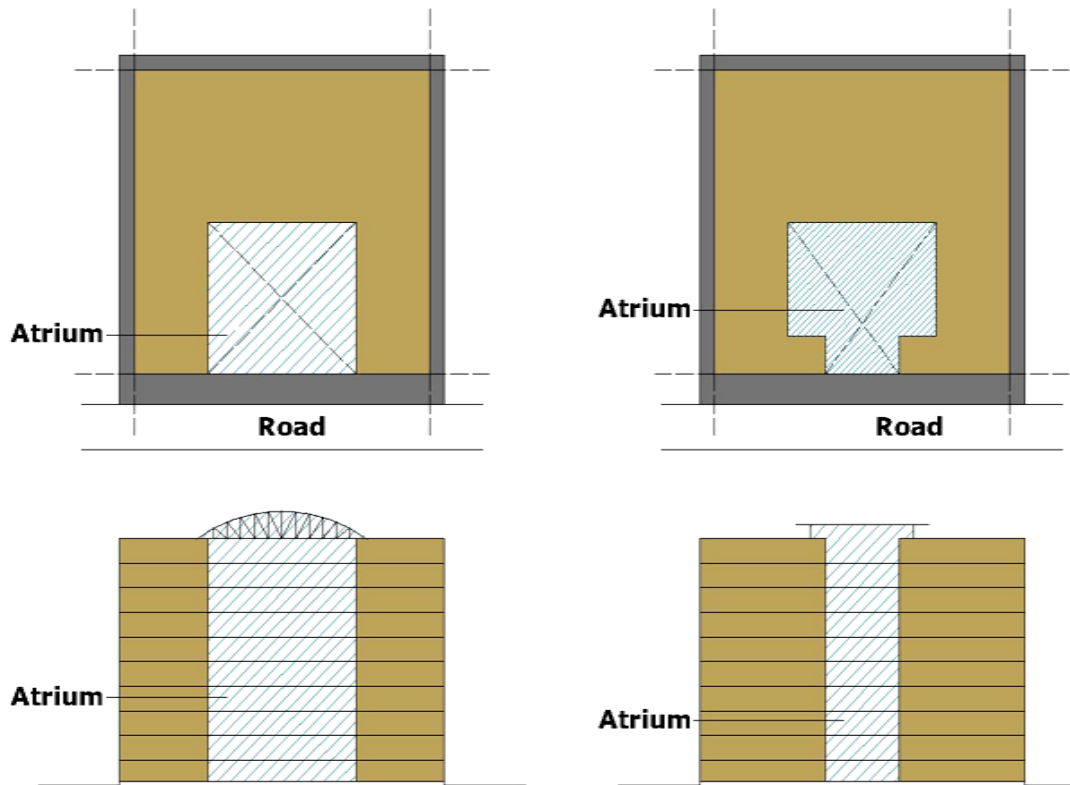
Means Rajkot Urban Development Authority constituted under the provision of the Gujarat Town Planning & Urban Development Act, 1976 or any other Authority empowered by the Rajkot Urban Development Authority to control the area covered by the Development plan.

## **2.10 Auditorium**

Shall means an enclosure covered or open where people can assemble for watching a performance given on the stage or screen.

## **2.11 Appropriate Authority**

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



## 2.12 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.

## 2.13 Auxiliary Power Back-up

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

## 2.14 Banquet Hall

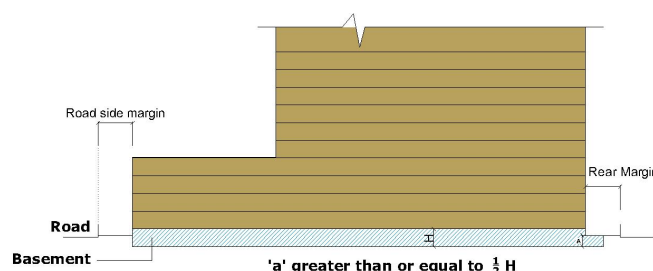
Means a room or an enclosed space or building for the purpose of hosting any social events or ceremonies like marriage, reception, party etc. with accompanying food and beverages.

## 2.15 Balcony OR Gallery

A horizontal projection including handrail or balustrade to serve as passage or sitting out place and shall not include verandah.

## 2.16 Basement

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



## 2.17 Building

A Building means all types of permanent buildings defined in (a) to (r) below, but structure of temporary nature like tents hutment as well as shamianas erected for temporary purposes for ceremonial occasions, shall not be considered to be "buildings".

- (a) **Commercial Building:** means any development carried out or such activity of trade, commerce, profession and which consumes more than 20% of the F.S.I. of the building.
- (b) **Detached Building:** means a building with walls and roofs independent of any other building and with open spaces on all sides.
- (c) **Semi-Detached Building:** means a building having one or more side attached with wall and roof with other building.
- (d) **Educational Building:** means a building exclusively used for a school or college, recognized by the appropriate Board or University, or any other Competent Authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other user's incidental thereto such as a library or a research institution. It shall also include quarters for essential staff required to reside in the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not.
- (e) **Hazardous Building:** means a building or part thereof used for,
  - Storage, handling, manufacture or processing of radioactive substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive enabatuibs.
  - Storage, handling, manufacture or processing of which involves highly corrosive, toxicobnoxiousalkalis, acids, or a other liquids, gases or

chemicals producing flame, fumes, and explosive mixtures or which result in division of matter into fine particles capable of spontaneous ignition.

- (f) **Industrial Building:** means a building or part thereof wherein products or material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills dairies and factories.
- (g) **Institutional Building:** means a building constructed by Government, Semi-Government organizations, public sector undertakings, registered Charitable Trusts for their public activities, such as education, medical, recreational and cultural, hostel for working women or men or for an auditorium or complex for cultural and allied activities or for an hospice, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes dharamshalas, hospitals, sanatoria, custodian and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories building constructed for the promotion of Tourism such as, starred hotels, clubs, golf course, sport stadium and all activities of Tourist Unit as may be declared by Government from time to time.
- (h) **Low Rise Building:** "Low Rise Building mean a building having height up to 16.5 mts. and having ground floor plus four upper floors or five floors if built on stilt. However hollow plinth up to 2.8 mts and parapet on terrace up to 1.5mts shall not be counted towards height."\*
- (i) **High-Rise Building:** means a building having height more than 16.5meters from the average surrounding ground level.
- (j) **Office Building:** (premises), means a building or premises or part thereof whose sole or principal use is for an office or for office purposes or clerical work, "Office purposes" includes the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation; and clerical work" includes writing, book-keeping, sorting papers typing, filing, duplicating, punching cards or tapes, machines calculations, drawing of matter for publication and editorial preparation of matter of publication.

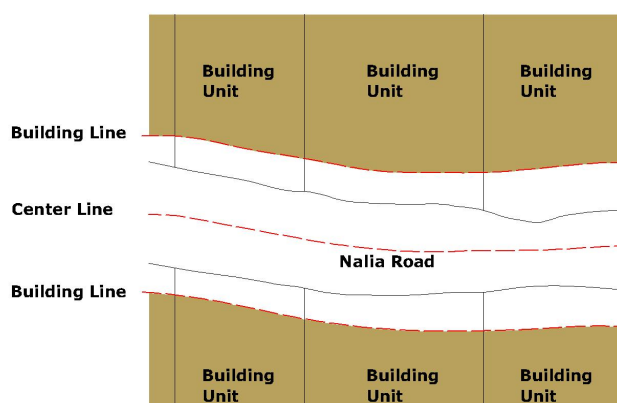
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\* AS PER NOTIFICATION NO. VNM-132015-3948-L DT.29/09/2015 ISSUED BY URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT.

- (k) Public Building:** means a building constructed by Government, Semi-Government organizations, public sector under-takings, registered Charitable Trust or such other organizations for their non-profitable public activities
- (l) Residential Building:** means a building in which sleeping accommodation is provided for normal residential purposes, with or without cooking or dining facilities, and includes one or more family dwellings, lodging or boarding houses, hostels, dormitories, apartment houses, flats and private garages of such buildings.
- (m) Stall:** shall mean a shop, the floor area of which does not exceed 9 Sq. Mts. Minimum side of the shop or stall shall be 1.8 Mts.
- (n) Warehouse or Godown:** shall mean a building wholly or substantially used or intended to be used as a warehouse or for any similar purpose which is neither a domestic building nor a public building as defined in this regulation nor merely a shop if so used.

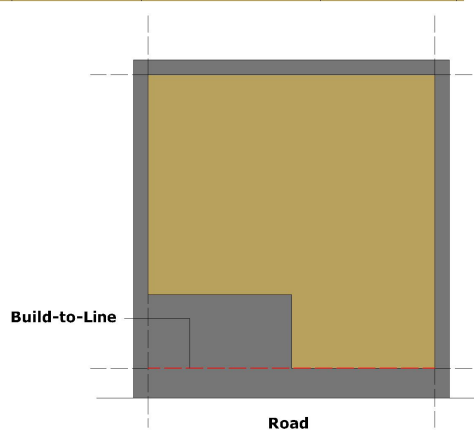
## 2.18 Building Line

Means the lineup to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend and includes the lines prescribed, in any T.P. scheme and/or Development Plan.



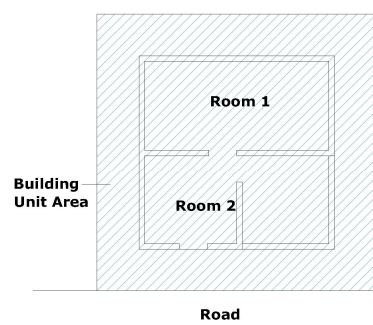
## 2.19 Build-to-Line

Means a line with which the exterior wall of 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.



## 2.20 Building Unit

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



## 2.21 Building-Unit Area

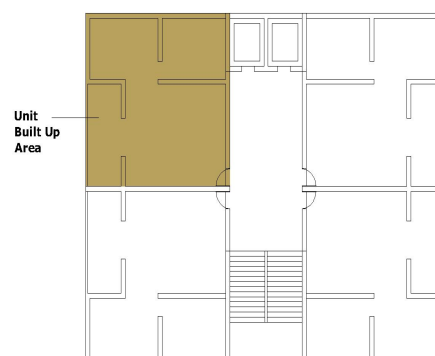
Means the area of the building-unit or plot

## 2.22 Building-Unit Level

Refer ground level as Building unit level

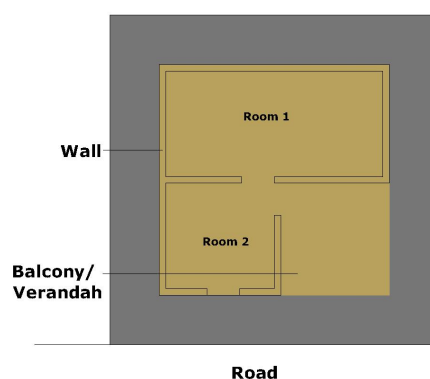
## 2.23 Built-Up Area

Means the area covered by a building on all floors including cantilevered portion, if any, but except the areas excluded specifically under these Regulations.



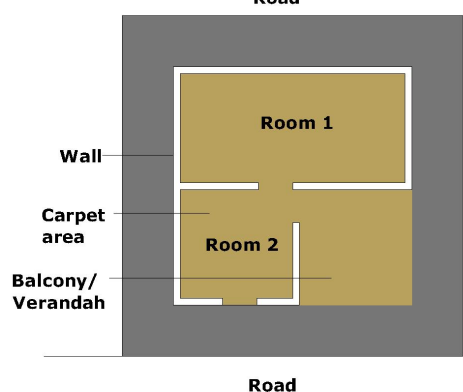
## 2.24 Carpet Area

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



## 2.25 Clear Height

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





## 2.26 Competent Authority

Means any person or persons or Authority or Authorities authorized by the Rajkot Urban Development Authority or Rajkot Municipal Corporation as the case may be to perform such functions as may be specified. Different persons or Authorities may be authorized to perform different functions.

## 2.27 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.

## 2.28 College

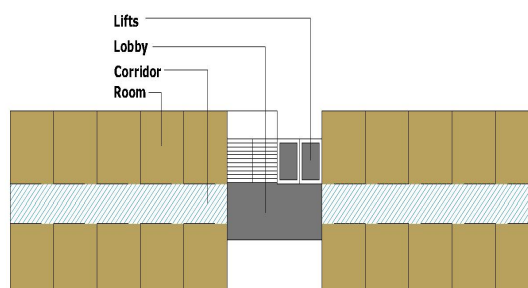
An educational institution or establishment, in particular the one providing higher education or specialized professional or vocational training.

## 2.29 Chhajja

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

## 2.30 Chowk

Means a fully or partially enclosed space permanently open to the sky within a building at any level, inner chowk being enclosed on all sides except as provided in Regulation 11 and 12 and Regulation 13 an outer chowk having one unenclosed side.



## 2.31 Corridor/Lobby/Passage

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

## 2.32 Courtyard

Means a space permanently open to the sky within the site around a structure and paved/concrete.

## 2.33 Common Plot

Shall mean a common open space exclusive of margins and approaches, at a height not more than ground level of the building unit. The owner shall have to give an undertaking that the common plot shall be for the common use of all the resident or

occupants of the building unit, free of cost.

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

### **2.34 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 place where members of a community tend to gather for group activities, social support, public information, and other purposes.

### **2.35 Convention Center/Exhibition Center**

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

### **2.36 Cottage Industry**

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

### **2.37 Developer**

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

### **2.38 Disability**

#### **a) Hearing Disability**

Means Deafness Or Hearing Handicaps That Might Make An Individual Insecure In, Public Areas Because He Is Unable To Communicate Or Hear Warning Signals.

**b) Non-Ambulatory Disability**

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

**c) Semi-Ambulatory Disability**

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

**d) Sight Disability**

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

**e) Wheelchair**

Means chair used by people with a disability for mobility.

**f) Discharge or Discharge of Waste**

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

**2.39 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.

**2.40 Drive-in Cinema**

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

**2.41 Drain**

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

**2.42 Dwelling Unit**

Means a shelter consisting of residential accommodation for one family. Provided that the minimum accommodation in a dwelling unit shall be one room of minimum

carpet area of 9 Sq. Mts. with a minimum side of 2.4 Mts. and a w.c.

### **2.43 Emergency Lighting**

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

### **2.44 Emergency Lighting System**

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

### **2.45 Enclosed Staircase**

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

### **2.46 Escalator**

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

### **2.47 Escape Route**

Means any well ventilated corridor, staircase or other circulations space, or any combination of the same, by means of which a safe place in the open air at ground level can be reached.

### **2.48 Escape Lighting**

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

### **2.49 Existing Building**

Means a building or a structure existing authorized before the commencement of these Regulations.

### **2.50 Existing Use**

Means use of a building or a structure existing authorized before the commencement of these Regulations.

## 2.51 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; horizontal exit, outside exit and vertical exit having meanings at (i), (ii) and (iii) respectively as under:

- I. **Horizontal Exit:** Means an exit which is a protected opening through or around a fire wall or bridge connecting two or more buildings.
- II. **Outside Exit:** Means an exit from a building to a public way, to an open area leading to a public way or to an enclosed fire resistant passage leading to a public way.
- III. **Vertical Exit:** Means an exit used for ascending or descending between two or more levels, including stairways, smoke-proof towers, ramps, escalators and fire escapes.

## 2.52 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.

## 2.53 Fire Protection and Safety

### a) Automatic Sprinkler System

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

### b) Combustible Material

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

### c) Down Comer

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

### d) Dry Riser

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

**e) Fire and / or Emergency Alarm System**

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

**f) Fire Lift**

Means a special lift designed for the use of fire service personnel in the event of fire or other emergency.

**g) Fire Proof Door**

Means a door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.

**h) Fire Pump**

Means a machine, driven by external power for transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs/capacity but shall be capable of having a pressure of 3.2 kg/cm<sup>2</sup> at the topmost level of multi-storey or high rise building.

**i) Fire Pump-Booster Fire Pump**

Means a mechanical/electrical device which boots up the water pressure at the top-level of a multi-storied/high-rise building and which is capable of a pressure of 3.2 kg/cm<sup>2</sup> at the nearest point.

**j) Fire Resistance**

Means the time during which a fire resistant material i.e. material having a certain degree of fire resistance, fulfills its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with IS: 3809-1966 Fire Resistance Test of Structure.

**k) Fire Resistance Rating**

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

**l) 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.

**m) 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.

**n) Fire Stairs**

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

**o) Fire Stop**

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

**(p) Fire Tower**

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

**(q) Pressurization**

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

**(r) Smoke-Stop Door**

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

**(s) Venting Fire**

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

## **2.54 Floor**

Means the lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor. The floor at ground level with a direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.



## 2.55 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.

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

Means quotient of the ratio of the combined gross floor area of the all floors including areas of all walls, except areas specifically exempted under these Regulations, to the total area of the plot / building unit.

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

## 2.57 Footing

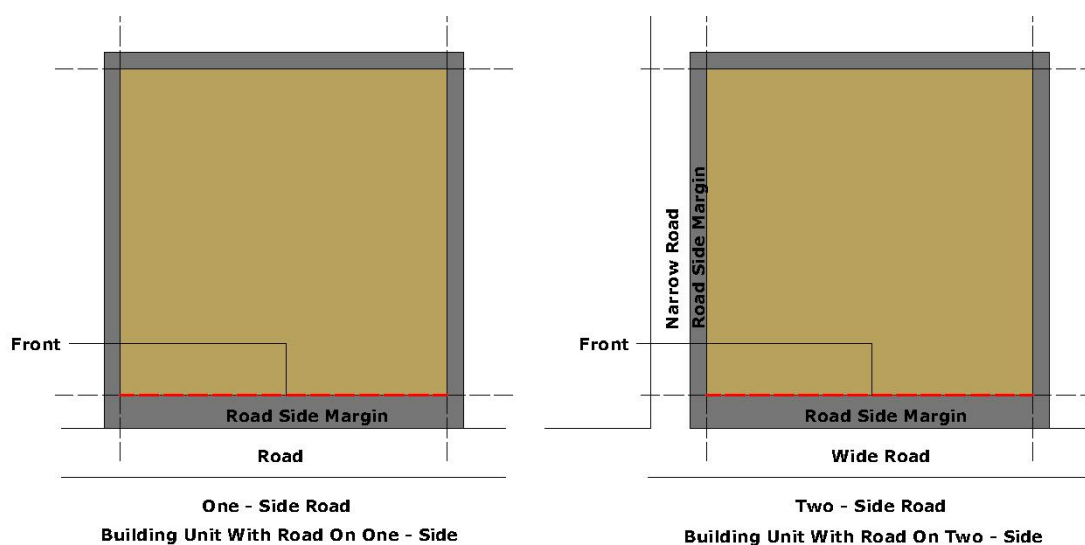
Means a foundation unit constructed in brick work, stone masonry or concrete under the base of a wall column for the purpose of distributing the load over a large area.

## 2.58 Foundation

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

## 2.59 Front

Front as applied to a plot; means the portion facing the road and in case of plot abutting on more than one road the widest of all roads shall be considered as front.



## **2.60 Fuelling Station**

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

## **2.61 Gamtal**

Shall mean all land may have been included by the Govt. /Collector within the site of village, Town or city on or before the date of declaration of intention to make a Town Planning Scheme or publication of Draft Development Plan but shall not include any such other land which may thereafter be included within the site of any village by the Govt. /Collector under the provision of Land Revenue Code, including City area "A" and City area "B" as shown in Development Plan Proposals.

## **2.62 Garden/Park/Recreational area**

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

## **2.63 Grey Water**

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

## **2.64 Ground Coverage**

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

## **2.65 Ground Level**

Shall mean the level of the crown of the existing nearest constructed road or existing ground level, High flood level whichever is higher as may be decided by Competent Authority.

## **2.66 Habitable Room**

Means a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen if used as a living room, but excluding a bath-room, water closet compartment, laundry, serving and storing, pantry, corridor, cellar, attic, store-room, pooja-room and spaces not frequently used, height of such room shall not be less than 2.80 Mts. measured from finished floor to finished ceiling.

## 2.67 Hazardous Building or Industry

Means a building or place or part thereof used for-

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

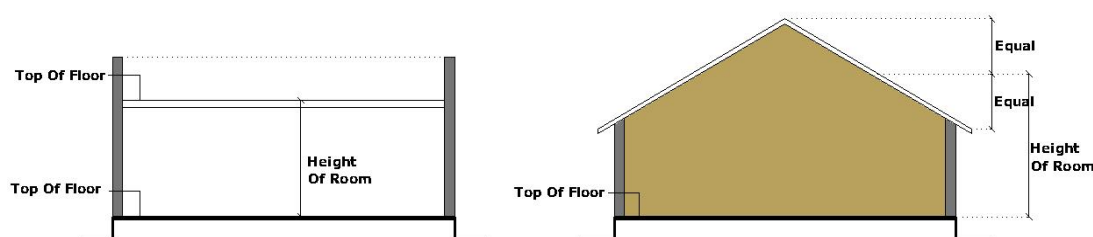
## 2.68 Hazardous Material

**Means radioactive substances:**

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

## 2.69 Height of Building

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



## 2.70 Height of a Room

Means the vertical distance measured from the finished floor surface to the finished ceiling/slab surface. The height of a room with a pitched roof means the average height between the finished floor surface and the bottom of the eaves and the bottom of the ridge.

### **2.71 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.

### **2.72 Hospital**

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

### **2.73 Hotel**

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

### **2.74 Home Occupation**

Means customary home occupation other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilized in whole or in part for any purpose other than a residential or dwelling use and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighborhood, and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and /or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. "Home Occupation" may also include such similar occupations as may be specified by the Competent Authority and subject to such terms and conditions as may be prescribed.

### **2.75 Land Use**

Means the Principal use of land for which a plot of land or building thereon is used or intended to be used, for the purpose of classification of plot of land according to the land uses. A land use shall be deemed to include subsidiary land uses which are contingent upon it.

### 2.76 Lift

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

### 2.77 Light Industries

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

### 2.78 Local Authority

Means the municipal corporation/ Nagarpalika/ Nagarpanchayat/ Grampanchayat or the urban/area development authority as the case may be.

### 2.79 Loft

Shall mean an intermediate floor between two floors with a maximum height of 1.2 Mts. and which is constructed and adopted for storage purpose. The loft if provided in a room shall not cover more than 30% of the floor area of the room.

### 2.80 Margin

Shall mean space fully open to sky provided at the plot level from the edge of the building wherein built-up area shall not be permitted except specifically permitted projections under this regulation.

- **Road Side Margin**  
Means the space provided from the road-side edge of the Building-unit.
- **Side Margin**  
Means the space provided from the sides of the Building-unit.
- **Rear Margin**  
Means the space provided from the rear edge of the Building-unit.

### 2.81 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.

### 2.82 Mezzanine Floor

Shall mean an intermediate floor between two floors overhanging or overlooking a floor beneath. Mezzanine floor shall not have separate external entry.

### 2.83 Mixed-Use Building

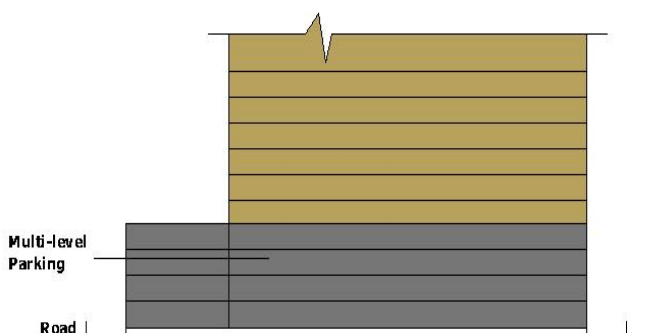
Means a building with more than one use in different portions of the building

### 2.84 Motel

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

### 2.85 Multilevel Parking

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



### 2.86 Multiplex

Means a complex with an integrated entertainment and shopping centre/complex and may include retail outlets, showrooms, restaurant, fast food outlet, video games paroles, bowling alleys, health spa / centers and other recreational activities.

### 2.87 Museum

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

### 2.88 Natural Hazard Prone Areas

Areas likely to have moderate to high intensity of earthquake, or cyclonic storm, or significant flood flow or inundation, or landslides / mud flows / avalanches, or one or more of these hazards.

**Note:** Moderate to very high damage risk zones of earthquakes are as shown in seismic zones III, IV and V specified in IS: 1893; moderate to very high risk zones of cyclones are those areas along the sea coast of India prone to having wind velocities

of 39m/s. or more as specified in IS: 875 (Part 3) and flood prone areas in river plains (Un protected and Protected) are indicated in the Flood atlas of India prepared by the Central Water Commission.

### **2.89 Neighborhood Centre and Civic Centre**

Neighborhood Center and civic Center shall include following activities such as Sectoral shopping center, market, office building, cinema, small hospital, playground, swimming pool, Town hall, open air theatre, civic and cultural facilities, library, higher secondary school, parking plots, public utility and service building such as post office, fire station, police station, religious building and building of public uses.

### **2.90 New Building**

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

### **2.91 Non-Combustible**

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

### **2.92 Occupancy or Use**

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

### **2.93 Occupant Load**

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

### **2.94 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.

### 2.95 Occupier

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

### 2.96 Open Space

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

### 2.97 Overlay Zone

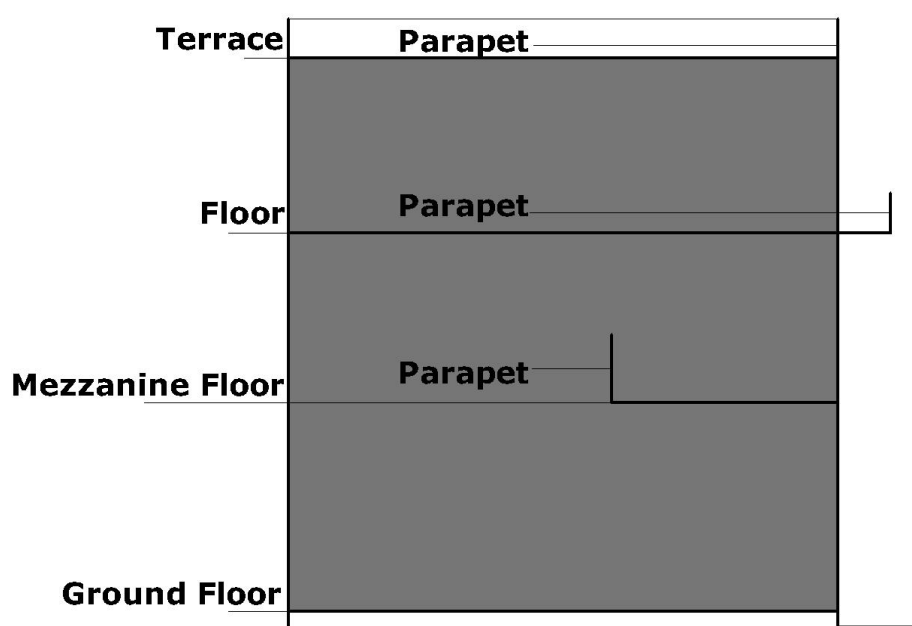
Means an additional zone defined with different set of development regulations over an established/existing base zone to regulate development in such a zone to achieve a specific set of goals defined in the Development Plan.

### 2.98 Owner

“Owner”, in relation to any property, includes any person who is for the time being, receiving or entitled to receive, whether on his own account or on account of or on behalf of, or for the benefit of, any other person or as an agent, trustee, guardian, manager or receiver for any other person or for any religious or charitable institution, the rents or profits of the property; and also includes a mortgaging possession thereof.

### 2.99 Parapet

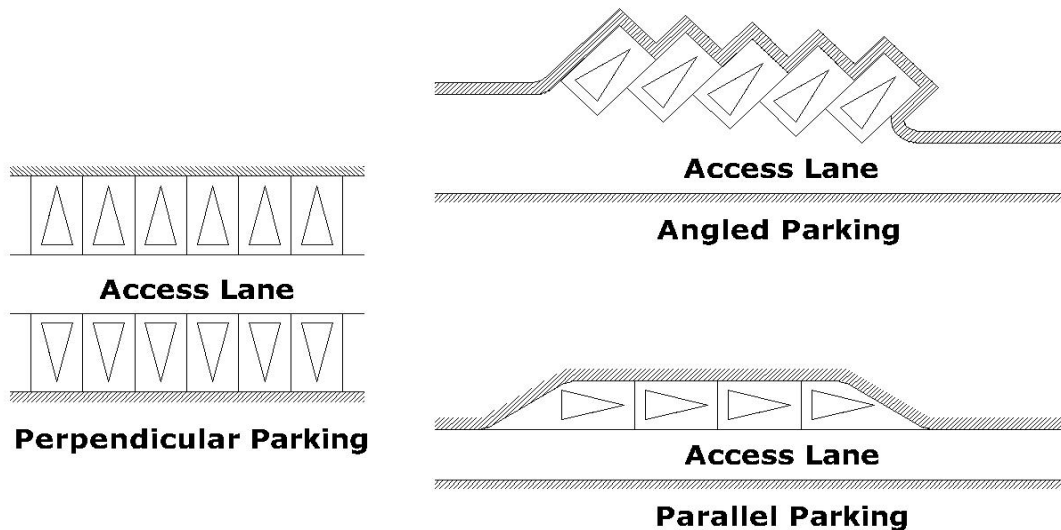
Means a low wall or railing built along the edge of roof of a floor.





## 2.100 Parking Space

Means an enclosed or unenclosed covered or open area sufficient in size to park vehicles. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.



## 2.101 Partition

Means an interior non-load bearing divider wall one storey or part storey in height.

## 2.102 Permanent Open Air Space

Means air space permanently open –

- if it is a street,
- if its freedom from encroachment is protected by any law or contract ensuring that the ground below it is either a street or is permanently and irrevocably appropriated as an open space.

In Determining the open air space required for construction of a building, any space occupied by an existing structure may, if it is ultimately to become a permanently open air space, be treated as if it were already such a place.

## 2.103 Party Plot

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

## 2.104 Plinth

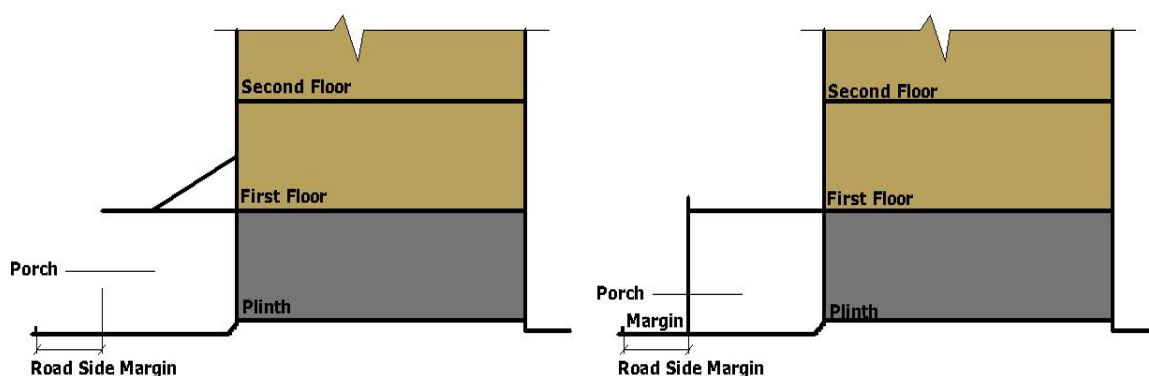
Plinth shall mean the portion of the external wall between the level of the street and the level of the storey first above the street.

## 2.105 Plinth Area

Means the built-up covered area measured at the floor level of the basement or of any storey.

## 2.106 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,



## 2.107 Poultry Farm

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

## 2.108 Premises

A property which is held under a separate card of title or for which a separate title card maybe 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.

## 2.109 Pre-treatment

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

### 2.110 Prohibited Industrial waste

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

### 2.111 Public-Institutional Building

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

### 2.112 Public Purpose

The expression "Public Purpose" includes-

- 2 The provision of village sites, or the extension, planned development or improvement of existing village sites;
- 3 The provision of land for town or rural planning;
- 4 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;
- 5 The provision of land for a corporation owned or controlled by the state;
- 6 The provision of land for residential purposes to the poor or landless or to persons residing in areas affected by natural calamities, or to persons displaced or affected by reason of the implementation of any scheme undertaken by Government, any local Authority or a corporation owned or controlled by the state ;
- 7 The provision of land for carrying out any educational, housing ,health or slum clearance scheme sponsored by Government or by any Authority established by Government for carrying out any such scheme or with the prior approval of the appropriate Government by a Local Authority or a society registered under the societies Registration Act, 1860 or under any corresponding law for the time being in force in a state, or a co-operative society within the meaning of any law relating to co-operative society for the time being in force in any state;
- 8 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;
- 9 The provision of any premises or building for locating a public office, but, does not include acquisition of land for Companies.

**2.113 Real Estate Development**

Shall mean development undertaken for sale to person other than the one undertaking the development.

**2.114 Registered Architect / Engineer / Structural Designer, Clerk of Works, Site Supervisor, and Surveyor / Plan Maker, Developer**

Means respectively a person registered by the Competent Authority for the purpose of this Act as an Architect, Engineer, Structural Designer, Clerk of works, Site Supervisor, Surveyor/Plan Maker, Developer, under these Regulations or any other Act prevailing for the area.

**2.115 Restaurant**

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

**2.116 Residential Use**

Mean a use of any building unit for the purpose of human habitation only except hotels and hostels like business.

**2.117 Road/Street**

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

**2.118 Road/Street-Level or Grade**

Means the officially established elevation or grade of the center 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.

**2.119 Road/Street Line**

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

**2.120 "Road Width" or "Width of Road/Street"**

Means the whole extent of space within the boundaries of a road when applied to a new road/street, as laid down in the city survey or development plan or prescribed road lines by any act or law and measured at right angles to the course or intended course of direction of such road.

**2.121 Roof Exit**

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

**2.122 Row House**

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

**2.123 School**

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

- **Pre-School**  
Means a nursery or kindergarten for children.
- **Primary School**  
Means a school for children starting from standard 1st up to standard 8th.
- **Secondary School**  
Means a school for children starting from standard 9th up to 10th
- **Higher Secondary School**  
Means a school for children from standard 11th and 12<sup>th</sup>

**2.124 Service Road**

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

**2.125 Sewerage system**

Means all types of sewer, appurtenances, pumping stations, storage tanks, waste water treatment facility plants, marine outfalls and other related structures owned by the urban local body and used for the reception, treatment and disposal of waste water and also termed as "waste water system".

**2.126 Shop**

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

**2.127 Shopping Centre or Commercial Centre**

Means a group of shops, offices and / or stalls designed to form market-office complex.

### 2.128 Slum Rehabilitation

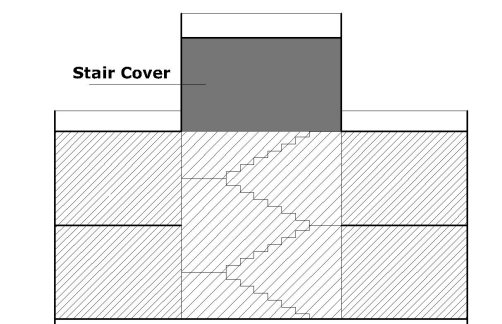
Means the Rehabilitation and Development carried out as per The Rehabilitation and Redevelopment Act - 2010 as amended by time to time subject to this regulation.

### 2.129 Smoke-Stop Door

Means a door for preventing or checking the spread of smoke from one area to another Means a building used or visited by large numbers of people, such as cinema theatre, drive in-theatre, assembly hall or auditorium, town hall, lecture hall, exhibition hall, theatre, museum, stadium, community hall, marriage hall, multiplex, shopping mall, telephone exchange.

### 2.130 Stair Cover or Stair Cabin

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.



### 2.131 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.

### 2.132 Stairwell

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

### 2.133 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.

### 2.134 Temporary Structure

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

### 2.135 Theatre

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

**2.136 Township**

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

**2.137 Trunk Infrastructure**

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

**2.138 Use**

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

**2.139 Use- Agricultural**

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

**2.140 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 and telegraph and computer operation.

**2.141 Use-Commercial**

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

**2.142 Use- Educational**

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

**2.143 Use- Industrial**

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

**2.144 Use- Institutional**

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

**2.145 Use- Mercantile**

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

**2.146 Use- Public Utility**

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

**2.147 Use- Public Institutional**

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

**2.148 Use- Residential**

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



**2.149 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, santhiwas and may have ancillary facilities like ashram, bathing ghat, madrasa and gaushala.

**2.150 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, and barn.

**2.151 Ventilation**

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

**2.152 Waste**

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

**2.153 Water Closet (W.C)**

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

**2.154 Water Course**

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

**2.155 "Warehouse" or "Godown"**

Mean a building the whole or a substantial part of which is used or intended to be used for the storage of goods whether for storing or for sale or for any similar purpose. It is neither a domestic nor a public building, nor merely a shop if so used not a store attached to and used for the proper functioning of a shop.

**2.156 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.

**2.157 Window**

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

**2.158 Width of a Street**

Means the clear average width of the existing carriage way and footpaths only on which the building or plot line abuts. The average width shall be computed by taking length of street between two extreme points on building unit abutting the street at right angles to the direction of such streets excluding the steps projections, forecourts, open areas or 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.

**2.159 Zoo**

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

# 3

## PROCEDURES FOR SECURING DEVELOPMENT PERMISSION

### 3.1 Application for Development Permission

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

### 3.2 Scrutiny Fee

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

#### 3.2.1 Built Up Area

For low-rise building Rs. 10.00 per Sq. mt. of Built up area of all floors for the intended residential development or part thereof subject to minimum scrutiny fee of Rs. 1000.

#### 3.2.2 Commercials and Mix Development

For high-rise, commercial, mix development and other than residential use Rs 15.00 per Sq.mt. of Built area of all floors for the intended development or part thereof subject to minimum scrutiny fee Rs. 1000

#### 3.2.3 Land Development, Sub-Division and Amalgamation of Land

Rs. 3.00 per Sq. mt. of building unit/plot area for subdivision and amalgamation of all type of development.

Rs. 2.00 per Sq. mt. of building unit/plot area for subdivision and amalgamation for agricultural use. Minimum scrutiny fee shall not be less than Rs.1000

#### 3.2.4 Renewal of Development Permission:

Development permission granted under this regulation shall be deemed to be lapsed, if such development work has not been commenced till the expiry of one year from the date of commencement certificate/development permission. Provided that, the Competent Authority may on application made to it before the expiry of above period

(one year) extended such period by a further period of one year at a time by charging Rs.1000/- for renewal of development permission. The extended period shall in no case exceed three years in the aggregate.

### **3.2.5 Public Charitable Trust:**

50% of the scrutiny fee will be levied as mentioned above in category 1, 2 or 3 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.

### **3.2.6 Development Permission for Mining, Quarrying and Brick Kiln Operations:**

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

1. Mining, quarrying and brick kiln operation. Rs.1000 per 0.1 hectare
2. Brick kiln without Chimney. Rs. 50.00 per 0.1 hectare
3. Processing of lime sagol etc. without construction. Rs. 50.00 per 0.1 Hectare
4. Renewal of permission for mining, quarrying Rs. 5000 for one year.
5. Renewal of permission for brick kiln (without chimney) Rs.1000 for one year.
6. Renewal of permission for processing of sagol, lime etc. without construction Rs. 1000 for one year.

**Note** : Fees to be decided by Competent Authority from time to time

## **3.3 Forms of Application**

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

- (i) (a) The applicant shall submit satisfactory documentary legal evidence of his right to develop or to build on the land in question including extract from the Property Register for city survey lands or an extract from the Record of Rights for Revenue lands or the copy of the index of registered sale deed as the case may be.
- (b) The applicant shall also submit a certified copy of approved sub-divisions/ layout of final plot from the concerned Authority or latest approved sub-division/layout of city survey numbers or revenue numbers from relevant Authority, as the case may be, showing the

area and measurements of the plot or land on which he proposes to develop. Provided that the Authority may dispense with this requirement in the cases where it is satisfied regarding the ownership of land on the basis of any documentary evidence or proof produced by the applicant.

- (II) A certificate of the licensed structural designer in regard to the proposed building shall be submitted under these Development Control Regulations.
- (III) A site plan (required copies) of the area proposed to be developed to a scale not less than 1:500 as the case may be showing the following details wherever applicable; In the case where plot is more than 10 Hectors, scale shall not be less than 1:1000.
  - I. The boundaries of the plot and plot level in relation to neighboring road level.
  - II. The positions of the plot in relation to neighboring streets.
  - III. The name of the streets in which the plot is situated.
  - IV. All the existing buildings and other development exists on or under the Site.
  - V. The position of buildings and of all other buildings and construction which the applicant intends to erect.
  - VI. The means of access from the street to the buildings or the site and all other building and constructions which the applicant intends to erect.
  - VII. Open spaces to be left around the buildings to secure free circulation of air, admission of light and access.
  - VIII. The width of street in front and of the street at the side or rear of the building.
  - IX. The direction of north point relative to the plan of the buildings.
  - X. Any physical feature such as trees, wells, drains, O.N.G.C. well & pipeline, high tension. Line, Railway line.
    - a. Existing streets on all the sides indicating clearly the regular line for streets if any prescribed under the ACT and passing through the building units.
    - b. The location of the building in the plot with complete dimensions.
    - c. The area within the regular line of the street not to be built upon but to be added to the street, hatched in green together with its measurements.
  - XI. Area classified for exemption of built-up area calculations.
  - XII. A plan indicating parking spaces, if required under these

regulations.

- XIII. The positions of the building units immediately adjoining the proposed Development.
- XIV. The position of every water closet, privy, urinal, bathrooms, cesspool, well or cistern in connection with the building other than those shown in the detailed plan.
- XV. 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.
- XVI. The position and level of the out fall of the drain.
- XVII. The position of sewer, where the drainage is intended to be connected to sewer.
- XVIII. Open spaces required under these Development Control Regulations.
- XIX. Tree plantation required under regulation No.28.5

**(IV) A** detailed plan (required copies) showing the plans, sections and elevations of the proposed development work to a scale of 1:100 showing the following details wherever applicable:

- a. Floor plans of all floors together with the covered, area; clearly indicating the size and spacing of all framing members and sizes of rooms and the position of staircases, ramps and lift wells.
- b. The use of all parts of the building.
- c. Thickness of walls, floor slabs and roof slabs with their materials. The section shall indicate the height of building and height of rooms and also the height of the parapet, the drainage and the slope of the roof. At least one section should be taken through the staircase. The position, form and dimensions of the foundation, wall, floor, roofs, chimneys and various parts of the building, means of ventilation and accesses to the various parts of the building and its appurtenances also should be shown in one cross section.
- d. The building elevation from the major street.
- e. The level of the site of the building, the level of lowest of building in relation to the level of any street adjoining the cartilage of the building in relation to one another and some known datum or crown of road.
- f. Cabin plan.
- g. The north point relative to the plans.

- h. The forms and dimensions of every water closets, privy, urinal, bathrooms, cesspools, well and water tank or cistern to be constructed in connection with the building.
- i. One copy of the detailed working drawing including structural details based on the approved building plan shall be submitted before 7 days of commencement of construction work at site for information and record. The applicant will inform the authority the date of commencement of work. Provided that in the case of individual residential buildings up to G+2 on a plot not more than 500 Sq. Mts. in size, the competent authority shall not enforce, on request of the owner / developer, to submit such details, subject to the condition that for such area similar types of structure and soil investigation report are already available on record.

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

- a. Access to fire appliances/vehicles with details of clear motor able access way around the building and vehicular turning circle.
- b. Size (width) of main and alternate staircase along with balcony approach, corridor and Ventilated lobby approach as the case may be.
- c. Location and details of lift enclosures.
- d. Location and size of fire lift.
- e. Smoke stops lobby/door, where provided.
- f. Refuse chutes, refuse chamber, service duct etc. where to be provided.
- g. Vehicular parking space.
- h. Refuse area, if any.
- i. Details of building services, air-conditioning system with position or dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc. where provided.
- j. Details of exits including provision of ramps etc. for hospitals.
- k. Location of generator, transformer and switchgear room where required.
- l. Smoke exhaustor system, if any.

- m. Details of fire alarm system network.
- n. Location of centralized control, connecting all for air, suite, built-in fire protection arrangements and public address system etc. where required.
- o. Location of dimension of static water storage tank and pump room.
- p. Location and details of fixed fire protection installations such as sprinkles wet risers, house reels, drenchers, CO2 installations etc.
- q. Location and details of first-aid firefighting equipment /installations.
- r. Location for electric transformer.

**(VI)** In case of layout of land or plot:

**(a)** A site-plan (in required numbers) drawn to a scale not less than 1:500 Showing the surrounding lands and existing access to the land included in the layout plan.

**(b)** A layout plan (in required numbers) drawn to a scale of not less than 1:500 showing:

- I. Sub-division of the land or plot or building unit with dimension and area of each of the proposed sub-divisions and their use according to these regulations.
- II. Width of the proposed streets and internal roads.
- III. Dimensions and areas of open space provided for under these regulations.

**(VII)** Certificate of undertaking: Certificate in the prescribed form No.2 (a), 2(b) and 2(c) by the registered Architect/Engineer/Structural Designer/Clerk of Works/ Surveyor-Plan maker / Developer/ Owner.

**(VIII)** Full information should be furnished in Form No.3 and Form No.4 as the case may be along with the plan.

**(IX)** The applicant shall also obtain copy of N.O.C. From relevant Authority as per Regulation No.4.2 wherever applicable.



### 3.4 General Notation for Plan

The following notation generally shall be used for plans referred to in 3.3; (III); (IV); (V) and (VI).

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

### 3.5 Documents to be furnished with the Application

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

- (c) The forms, plans, sections and descriptions to be furnished under these Development Control Regulations shall all be signed by each of the following persons:
- i. A person making application for development permission under relevant section of the Act.
  - II. A person who has prepared the plans and sections with descriptions who may be registered, engineer or an architect.
  - III. A person who is retained or engaged to supervise the said construction.
  - IV. A person who is responsible for the structural design of the construction i.e. a structural designer.
  - V. A clerk of works who is to look after the day-to-day supervision of the construction.
  - VI. A Developer
- (d) A person who is engaged either to prepare plan or to prepare a structural design and structural report or to supervise the building shall give an undertaking in Form No.2(a), 2(b), 2(c) prescribed under these Development Control Regulations.
- (e) Every person who under the provisions of the relevant sections of the Act may be required to furnish to the Authority any plan or other documents shall furnish copies (in required numbers) of such plans and other documents and copies (in required) of such documents which he may be called upon to furnish. One copy of each such plan and document shall be returned, on approval, to the applicant duly signed by the Competent Authority of the Authority or authorized officer.
- (f) It shall be incumbent on every person whose plans have been approved to submit amended plans for any deviation amounting to increase in built-up area, F.S.I., building height or change in plans, he proposes to make during the course of construction of his building work, and the procedure laid down for plans or other documents here to before shall be applicable to all such amended plans.
- (g) It shall be incumbent on every person whose plans have been approved, to submit a completion plan showing the final position of erected or re-erected building in duplicate or in required numbers and

one copy of plan to be returned to the applicant after approval.

- (h) Approval of drawings and acceptance of any statement, documents, structural report, structural drawings, progress certificate, or building completion certificates shall not discharge the owner, engineer, architect, clerk of works and structural designer, Developer, Owner. From their responsibilities, imposed under the Act, the Development Control Regulations and the laws of tort and local acts.
- (i) The land owner shall be held responsible if any unauthorized construction, Addition and Alteration is done without prior permission of Competent Authority

### **3.6 Plans and Specifications to be prepared by Registered Architect/Engineer**

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

### **3.7 Rejection of Application**

If the plans and information given as per regulation No.3.1, 3.2 and 3.3 do not give all the particulars necessary to deal satisfactorily with the development permission application, the application may be liable to be rejected.

### **3.8 Cancellation of Permission**

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

## **4** GENERAL REQUIREMENTS FOR DEVELOPMENT

### **4.1 Margin and/or Setback**

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

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

#### **4.2.1 Conformity with other Acts and Regulations:**

- a. Situated and abutting on any of the classified roads of the State Government and the Panchayat shall be regulated and controlled by the Building line and Control line prescribed under the Govt. Department Resolution as amended from time to time. Provided that the setback for the building line prescribed in the above resolution of the Department and the marginal distances to be kept open or setbacks to be observed from the road side, prescribed in the Development Control Regulations or in the Town Planning Scheme Regulations whichever is more shall be enforced.
- b. Whose right of user is acquired under the Petroleum Pipelines (Acquisition of right of user in land) Act, 1962 as amended from time to time shall be regulated and controlled according to the provision of the said Act, in addition to these regulations.
- c. Situated in the vicinity of an oil well installed by Oil & Natural Gas Commission shall be regulated and controlled according to the provision of the Indian Oil, Mines Regulations -1984, under the Mines Act, 1952, in addition to these regulations.
- d. Situated in the vicinity of the Grid Lines laid by Gujarat Electricity Board under the Indian Electricity Rules, 1956 shall be regulated and controlled by the horizontal and vertical clear distances to be kept open to sky.

- e. In restricted/critical zone near the Air Port, construction of building shall be regulated as per the provisions of Civil Aviation Department.
- f. Situated in the vicinity of the Railway Boundary shall be regulated and controlled according to the standing orders/ instructions in force of the Railway Authorities and as amended from time to time.
- g. Situated anywhere in the Development area shall be subject to provisions of Gujarat Smoke Nuisance Act, 1963.
- h. Situated anywhere in the Development area shall be subject to provisions of Water (Prevention and Control of Pollution) Act, 1974.
- i. Situated anywhere in the Development area shall be subject to provisions of Air Pollution Control Act-1981.
- j. Situated in the vicinity of the Jail, shall be regulated and controlled according to the standing orders/instructions/ manual in force of the Jail Authority and as amended from time to time.
- k. Situated anywhere in the Development area shall be subject to provisions of the act related to telecommunication, I.S.R.O., archaeology and conservation/ preservation of monuments.
- l. Situated anywhere in the Development area shall be subject to provisions of the act related to the protected monument or as per the proposals of the Development plan.
- m. Development in the vicinity of protected monuments shall be regulated and controlled in accordance with provision of Archaeological Survey of India.
- n. Development in the vicinity of defense establishments shall be subjected to NOC from Station Commander. Explosive Rules 1983 under Indian Explosives Act 1884.
- o. Notification of Requirement of Environment Clearance of Projects, 1994(MOEF), Environment Protection Act 1986 and Environment Protection Rules 1986.

- p. 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.

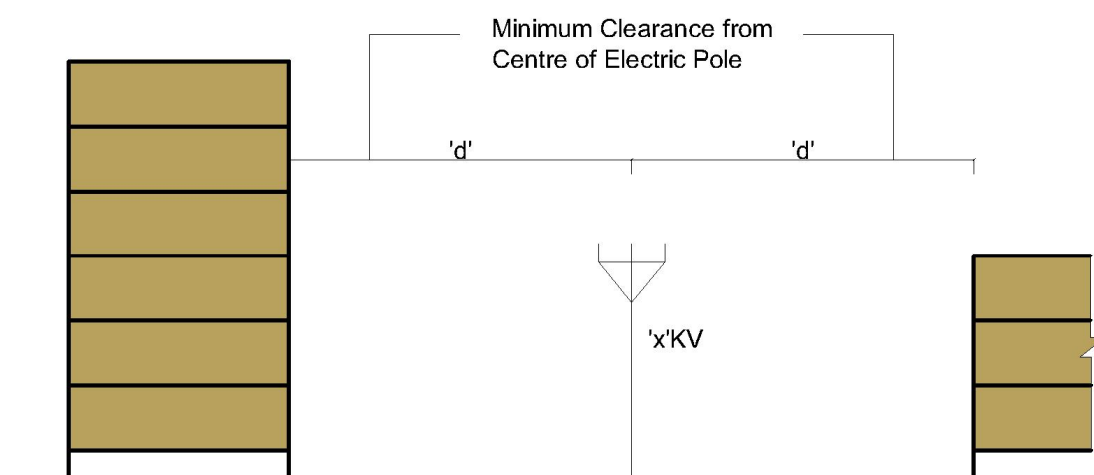
### Minimum Clearances from Trunk Infrastructure

The margins from the Building-unit boundary are as specified Planning Regulations. Following clearances are to be observed, as applicable.

#### 1. Minimum Clearances from Electrical Lines

For Building-units in the vicinity of Electrical Lines, clearances shall be provided between any building or part thereof and electrical lines according to the following table and illustrated below:

No	KV of Electrical Line	Minimum Clearance from Centre of Electrical Grid Line
1	220	17.0mts
2	132	13.5mts
3	110	11.0mts
4	66	9.0mts
5	33	7.5mts
6	22	3.0mts
7	11	2.5mts



## **2. Minimum Clearances from Petroleum Pipeline**

Minimum Clearances to be provided between any building or part thereof and petroleum pipelines shall be 12mts from the centre of pipeline.

## **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.

## **4. Minimum Clearance from water Body**

Minimum clearance shall be provided as per Planning Regulation No.28.

### **Conformity to other Acts**

- Factories Act 1948 and Factories Rules under the Govt. of Gujarat.
- Gas Cylinders Rules 1981
- Explosives Rules 1983 under Indian Explosive Act 1884
- Manufacture, Storage and Import of Hazardous Chemicals Rules 1989

### **4.2.2 Requirements of Site:**

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

- a. If the Competent Authority considers that the site is unsanitary or that it is dangerous to construct a building on it.
- b. If the site is not drained properly or is incapable of being well drained;
- c. If the building is proposed on any area filled up with carcasses, excreta, filthy and offensive matter, till the production of a certificate from the Competent Authority to the effect that it is fit to be built upon from the health and sanitary point of view;
- d. If the use of the said site is for a purpose which in the Competent Authority's opinion may be a source of danger to the health and safety of the inhabitants of the neighborhood,
- e. If the Competent Authority is not satisfied that the owner of the building has taken the required measures to safeguard the construction from constantly getting damp;

- f. If the level of the site is lower than the Datum Level prescribed by the Competent Authority depending on topography and drainage aspects.
- g. for assembly use, for cinemas, theaters, places of public worship, residential hotels, lodging and boarding houses, unless the site has been previously approved by the Competent Authority and the Commissioner of Police;
- h. Unless it derives access from an authorized street/means of access described in these Regulations;
- i. For industrial use other than a service industry unless the application is accompanied by a no objection certificate from the appropriate officer of the Industrial Location Policy;
- j. If the proposed development is likely to involve damage to or have deleterious impact on or is against urban aesthetic of environment or ecology and/or on historical /architectural/esthetical buildings and precincts or is not in the public interest.

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

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

#### **4.4 Document at Site**

Development Permission: The person to whom development permission is issued shall during construction, keep -

- a. Posted in a conspicuous place, on the site for which permission has been issued a copy of the development permission and



- b. A copy of the approved drawings and specification referred to in appendix c on the site for which the permission was issued.

#### 4.5 Inspection

##### 1. Inspection at various stages:-

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

##### 2. Inspection by Fire Department:-

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

##### 3. Unsafe building:-

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

##### 4. Unauthorized development:-

In case of unauthorized development, the Competent Authority Shall

- a. Take suitable action which may include demolition of unauthorized works as provided in The Gujarat Town Planning & Urban Development Act-1976 and the relevant provisions of the Bombay Provincial Municipal Corporation Act-1949.
- b. Take suitable action against the registered architect/ engineer, developer and other.

## 4.6 GENERAL

### 1. Kabrastan, Burial Ground Etc.

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

### 2. Co-Owners Consent

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

### 3. Width of Approach at Bridge

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

# 5

## DECISION OF THE AUTHORITY

### 5.1 Grant or Refuse of the Permission Application

"On receipt of the application for Development Permission, the Competent Authority after making such inquiry and clearance from such an expert whenever considered necessary for the safety of building, as it thinks fit may communicate its decisions granting with or without condition including condition of submission of detailed working drawing/ structural drawing along with soil investigation report before the commencement of the work or refusing permission to the applicant as per the provisions of the Act.

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

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

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

Such load bearing masonry construction has to be done as per the following guidelines prepared by Dr. Anand Swarup Arya and published by Gujarat State Disaster Management Authority:

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

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

imposing such conditions or for such refusal.

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

Provided that the preliminary development permission shall be valid only for development up to plinth level. For development above the plinth level, regular development permission shall be taken; otherwise such development shall be considered unauthorized development.

## **5.2 Suspension of permission**

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

## **5.3 Grant of Development permission**

### **5.3.1 Grant of Development Permission**

Shall mean acceptance by the Authority of the following requirements:

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

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

- I. Title of the land or building.
- II. Easement rights.
- III. Variation in area from recorded areas of a plot or a building.
- IV. Structural reports and structural drawings.
- V. Workmanship and soundness of material used in construction of the building.
- VI. Location and boundary of the plot.

### 5.3.2 Service and Amenities Fees

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

- a. Service and amenities fees shall be levied as under for any development in Non- T.P Scheme area within the Rajkot Urban Development Area excluding agricultural zone, and gamtal.
  - i. Rs. 300/-per sq.mt. Of built up area for the intended development of all uses.
  - ii. Rs. 150/- per sq.mt. Of built up area of intended development for schools, colleges, educational institution, charitable trusts, government and semi government building.

Provided this regulation shall not be applicable in the Town Planning Scheme area and in the approved existing buildings. These fees shall not be livable once the intention of making a Town Planning Scheme is declared.

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

### 5.4 Liability

- Notwithstanding any development permission granted under the Act and these regulations, any person undertaking any development work shall continue to be wholly and solely liable for any injury or damage or loss whatsoever that may be caused to any one in or around the area during such construction and no liability whatsoever in this regard shall be cast on the Authority or any officer to whom has been delegated but Competent Authority on the merits of each individual case take

essential action or inquire. As mentioned in the Gujarat Town Planning and Urban Development Act, 1976-Act No 27 "Bar or legal Proceedings- No suit, prosecution or other legal proceeding shall lie against the State Government, the appropriate authority or any public servant or person duly appointed or authorized under this Act, in respect of anything's in good faith done or purpose to be done under the provision of this Act or any rules or regulations made there under."

- At every site material sample testing shall be as described in NBC as well as following specific reports shall be also he/she (Architect, Engineer, Structural Designer, Site Supervisor, Surveyor or Plan Maker, Owner and Developers) made and report of the same to be maintained.
- Architect, Engineer, Structural Designer, Site Supervisor, Surveyor or Plan Maker, Owner and Developers shall prepare periodic Progress report and keep record of the flow schedule of Building and certificate as per mention Below:-

**Foundation:-**

- site and sub soil investigation report
- soil type and soil test including soil bearing capacity report
- Depth of water table report

**Material testing report:**

- Material testing and specification report (Obtaining and maintaining material TEST RESULTS for all the necessary material for the Building as per BIS norms)
- Materials (like cement, Reinforcement steel, Brick, sand, steel, wood etc) samples and photograph.

**Structural design report**

- Detail design drawings (footing, beam & column, slab, steel joining).

**Structural Stability report**

## **5.5 Responsibilities of the Applicant**

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

## **5.6 Development without Prior Legitimate Permission**

In cases where development has already started/commenced on site for which development permission in writing of the Competent Authority is not obtained, but where this development on site is in accordance with the provisions of these regulations, the development permission for such work on site without the prior

permission may be granted by the Competent Authority on the merits of each individual case. For such development works, over and above such other charges/fees may be otherwise leviable, the additional amount shall be charged on total built up area as per the following rates:

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

**NOTE:** -Minimum additional amount shall be Rs.5000/- for residential and Rs.10,000/-for others,

### 5.7 Deviation during Course of Construction

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

#### Explanation: For 5.1 To 5.7:

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

## 6 INSPECTION

### 6.1 General Requirements

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

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

### 6.2 Procedure during Construction

- a. Recognized stages for progress certificate and checking:-
  1. Following shall be the recognized stages in the erection of every building or the execution of every work:-
    - I. Plinth, in case of basement before the casting of basement slab.
    - II. First storey.
    - III. Middle storey in case of High-rise building.
    - IV. Last storey.
  2. At each of the above stages, the owner / developer under these development controller regulations shall submit to the competent designated officer of the Competent Authority a progress certificate in the given formats (Form No.-6(a) to 6(d)). This progress certificate shall be signed by the architect, Structural designer and supervising engineer.
  3. No person in charge at any stage shall except with previous written permission of the Competent Authority, carry out further work after the issue of any requisition of this development control regulations in respect of the any previous stage unless the requisition has been duly complied with and the fact reported to the Competent Authority.



4. The progress certificate shall not be necessary in the following cases:
  - I. Alteration in Building not involving the structural part of the building.
  - II. Extension of existing residential building on the ground floor up to maximum 15 Sq. Mts. in area
- b. On receipt of the progress certificate from the owner / developer, it shall be the duty of the Competent Authority, if found necessary, to check any deviation from the approved plan and convey decision within 7 days to the owner / developer for compliance.
- c. Completion Report:
  1. It shall be incumbent on every person whose plans have been approved, to submit a completion report in Form No.7.
  2. It shall also be incumbent on every person who is engaged under this Development Control Regulations to supervise the erection or re-erection of the building, to submit the completion report in form No.8 prescribed under these Development Control Regulations.
  3. No completion report shall be accepted unless completion plan is approved by the Competent Authority.
- d. The final inspection of the work shall be made by the concerned Competent Authority within 21 days from the date of receipt of notice of completion report.

### 6.3 Occupancy Certificate

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

### 6.4 Illegal Occupation of Building

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

which are likely to fall and cause damage to any person occupying, restoring to or passing by such building/structures or any other structure or place in the neighborhood thereof.

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

**Note:**

**Financial penalty for making unauthorized use of a building shall be fifteen times the Development Permission Scrutiny Fees that are payable for the built up area of the Building.**

## **6.5 Illegal Development**

1. If the Competent Authority is satisfied that the erection of any building or the execution of any such work has been unlawfully commenced or is being unlawfully carried on upon any premises he may, by written notice, require the person directing or carrying on such erection or execution to stop the same forthwith.
2. If such erection or execution is not stopped forthwith, the Competent Authority may direct that any person directing or carrying on such erection or execution shall be removed from such premises by any

police officer and may cause such steps to be taken as may consider necessary to prevent the re-entry of such person on the premises without permission

3. The cost of any measures taken under sub-section (2) shall be paid by the said person.

## **6.6 Development without Permission**

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

# 7

## OCCUPANCY CERTIFICATE

### 7.1 Application for Occupancy

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

The Concerned Authority issuing occupancy certificate before doing so shall consult concerned designated Authority to inspect the building and issue a certificate that necessary requirements for the fire protection under these regulations as per Planning regulation No.25 have been fulfilled and if not so, the applicant shall be asked to carry out necessary additions, alterations or rectification to the satisfaction of the designated Authority before issuing occupancy certificate.

### 7.2 Issue of Occupancy Certificate

To obtain occupancy certificate is mandatory from the Competent Authority prior use being made of the development. The Authority issuing occupancy certificate before doing so shall ensure that

- I. The trees as per the regulation No.28.5 are planted on site or ensure this by taking suitable deposits as decided from time to time for specific period by the Competent Authority.
- II. Parking space is properly paved & the lay-out of parking space is provided as per the approved plans. Sign-boards indicating the entrance, exit and location of parking spaces for different types of vehicles.
- III. Certificate of lift Inspector (Government of Gujarat) has been procured & submitted by the owner, regarding satisfactory erection of Lift.
- IV. Proper arrangements are made for regular maintenance of lift as provided in NBC and in these regulations
- V. The Certificate of Competent Authority and or fire department for completion and or fire requirements as provided in these regulations has been procured and submitted by the owner.
- VI. Proper arrangements are made for regular maintenance of fire protection services as provided in NBC and in these regulations.

- VII. The ground surface around the building shall have percolation pit or bore recharge within the building site or bore recharge, such pits shall be filled with small pebbles or brick jelly or river sand and covered with perforated concrete slabs
- VIII. If any project consist of more than one detached or semi-detached building unit and any building thereof is completed as per provision of G.D.C.R. (such as parking, common plots, internal roads, height of the building infrastructure facilities, lift and fire safety measures), the Competent Authority may issue completion certificate for such one detached or semi-detached building in a building unit.
- IX.
1. The owner/developer/architect has procured and submitted an undertaking regarding maintenance of services i.e.-water supply, sewerage, and solid waste for the period of 7 years after completion of the project an obtaining building permission, In case of high-rise building/layout with building unit more than 100 units or layout for an area of 20,000 sq.mt.
  2. The owner/developer/architect has also provided decentralized sewerage treatment plant and Solar roof top water heating system while executing the development as mentioned in clause above.
  3. The owner/developer/architect has also provided solar lighting system along major approach road, as well as centrally located common plot at the c/c distance of 30mts.
  4. The owner/developer has obtained NOC from Fire department/Appropriate Authority for fire system installed in high rise building.
  5. The owner/developer has obtained NOC from Lift Inspector/appropriate Authority regarding functioning of lift installed in high rise building.
  6. The occupancy certificate shall not be issued unless The information is supplied by the owner and the Engineer/Architect concerned in the schedule as prescribed by the Competent Authority from time to time

# 8

## DEVELOPMENT UNDERTAKEN ON BEHALF OF GOVERNMENT

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

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

# 9

## REGISTRATION OF ARCHITECT, ENGINEER, STRUCTURAL DESIGNER, CLERK OF WORKS, DEVELOPER

### 9.1 Application for Registration

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

#### 9.1.1 License fee

The annual license fee for registration as licensed Architect/Structural Engineer/Surveyor Plan Maker and Engineer shall be Rs. 5000/- per calendar year. The fee shall be payable in advance and shall not be refundable.

Provided that no license fee for registration shall be required to be paid by the Architects/Engineer/Surveyor/Plan maker and Structural Engineer who are registered with the Council of Architects under the Architects Act 1972 (Act No. 20 of 1972) Provided further that a copy of certificate of registration by the Council of Architecture is submitted by the concerned person to the concerned Authority every calendar year.

#### 9.1.2 Renewal of License

A license shall be valid for the calendar year or part thereof and it shall be renewable from year to year on payment of Rs. 2500/- per year or part thereof a renewal fee. If the license holder not renewing license within one year then Authority should charge Rs.2500/- as a penalty and more than one year charge will apply Rs.5000/- as penalty.

### 9.2 Revocation of Registration

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

Regulations.

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

### **9.3 Duties and Responsibilities**

#### **9.3.1 General duties and responsibilities applicable to all**

- I. They shall study and be conversant with the provisions of the Local Acts, the rules and made there under, The Gujarat Town Planning & 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 forms & permission letter.
- II. They shall prepare and submit all plans either new or revised when necessary, required documents or other details they are required to do so in a neat, clean and legible manner and on a durable paper properly arranged and folded in accordance with the provisions prevailing time to time.
- III. They shall submit plans, documents and details without any scratches or corrections. Only small corrections will be permitted with proper initials. They shall correctly represent all the site conditions including grown up trees.
- IV. They shall personally comply with all requisitions /queries received from the Competent Authority in connection with the work under their charge, promptly expeditiously and fully at one-time. Where they do not agree with requisitions/ queries, they shall state objections in writing; otherwise for non-compliance of any requisition/ query within stipulated time, the plans and applications shall be filed forthwith, and shall not be re-opened.
- V. 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.
- VI. They shall clearly indicate on every plan, document & submission, the details of their designation such as registered Engineer, registered Structural Designer etc. with registration number with date, full name and their address below the signature for identification.
- VII. They or their authorized agent or employee, shall not accept the employment for preparation and submission of plans-documents and supervision of any



work if the same is intended or proposed to be or being executed or already executed in contravention of provisions of Local Acts, Gujarat T.P. & U.D. Act-1976, rules, regulations and any orders made there under and any Regulations or rules for the time being in force under the Act.

- VIII. The registered person shall apply for undertaking the responsibility for the particular work in the forms prescribed by the Appropriate Authority.
- IX. The registered person shall provide the information and undertaking for the work undertaken by him in the forms prescribed by the Competent Authority from time to time.
- X. They shall compulsorily appoint a clerk of works irrespective of type of building/construction in all building units having proposed built-up areas more than 1000 Sq.Mts. for over all constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than one such site at a time.
- XI. The architect and structural designer shall be responsible for adhering to the provisions of the relevant and prevailing 'Indian Standard Specifications'. They will not be held responsible for the severe damage or collapse that may under the natural forces going beyond the design forces provided in the above 'Indian Standard Specification'.
- XII. They shall inform the Competent Authority of their employment/assignment/resignation for any work within 7 days of the date of such employment/assignment/resignation.

### 9.3.2 Architect

a. **QUALIFICATION AND EXPERIENCE:**

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

b. **SCOPE WORK & COMPETENCE:**

Preparation & planning of all types of lay-outs & submission drawings and to submit certificate of supervision & completion for all types of buildings.  
Supervision & execution of construction work as per specifications & drawings prepared by authorized registered Architects.

c. **DUTIES AND RESPONSIBILITIES:**

- I. He/she shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plans but also is

confirmation with the stipulations of the National Building Code and the I.S.I. standards for safe and sound construction and non-hazardous, functioning of the services incorporated in the building and for making adequate provisions for services and equipment for protection from fire hazards as per the stipulations of the National Building Code in the buildings and shall obtain N.O.C. from the Chief Fire Officer or concerned designated Authority/Consultant before applying for occupation certificate.

- II. He or She shall, on behalf of the owner, apply for the progress certificates, completion certificates and the occupation certificate and obtain the same as required under the regulations
- III. If the services of the registered architect are terminated, he shall immediately inform the Competent Authority about his termination and the stage of work at which his services have been terminated. The registered architect appointed as replacement of the preceding architect shall inform about his appointment on the job, and inform the Competent Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he is taking over the charge. After Competent Authority has inspected the site for his report, the newly appointed architect shall allow the work to proceed under his direction.
- IV. The registered architect appointed on the work shall inform the Competent Authority immediately on discontinuation of the services of the registered /structural designer, construction contractor, clerk of works, site supervisor, plumber or electrician and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted in the appropriate Authority.
- V. He or she shall instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
- VI. He shall instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary.
- VII. Architect, Engineer, Structural Designer, Site Supervisor, Surveyor or Plan Maker, Owner and Developer all should submit the undertaking with notary certified.
- VIII. The owner/developer/architect shall submit an undertaking regarding maintenance of services i.e.-water supply, sewerage, and solid waste for the period of 7 years after completion of the project an obtaining building permission, In case of high-rise building/layout with building unit more than 100 units or layout for an area of 20,000 sq.mt.

**d. REGISTRATION:**

The registration fee if any shall be payable as prescribed by the Competent Authority from time to time.

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

**9.3.3 Engineer****A. QUALIFICATION AND EXPERIENCE**

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

**B. SCOPE OF WORK &COMPETENCE:-**

- i. Preparation & planning of all types of lay-outs & submission drawings and to submit certificate of supervision& completion for all types of buildings.
- ii. Supervision & excavation of construction work as per specifications & drawings prepared by authorized registered structural designer.
- iii. He/she can prepare & submit structural details & calculations for buildings of load bearing structures.

**C. DUTIES AND RESPONSIBILITIES:-**

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

**D. REGISTRATION**

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

### 9.3.4 Structural Designer

#### A. QUALIFICATION AND EXPERIENCE:-

A Degree in Civil Engineering recognized by All India Board of Technical Education. In addition to above qualification, the applicant should have at least five years experience in structural design, two years of which must be in a responsible capacity in form of structural designer.

**OR**

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

**OR**

A Doctor's degree in structural design from a recognized institute and at least one year experience in structural design work.

#### B. SCOPE OF WORK & COMPETENCE:-

To prepare & submit structural details for -

- All types of Buildings.
- Special structures.

#### C. DUTIES AND RESPONSIBILITIES:-

- i. To prepare a report of the structural design.
- ii. To prepare detailed structural design and to prescribe the method and technique of its execution strictly on the basis of the National Building Code or relevant Indian Standard specifications.
- iii. To prepare detailed structural drawings and specifications for execution indicating thereon, design live loads, safe soil bearing capacity, specifications of material, assumptions made in design, special precautions to be taken by contractor to suit the design assumptions etc. whatever applicable.
- iv. To supply two copies of structural drawings to the site supervisor.
- v. To inspect the works at all important stages and certify that the work being executed is up to the satisfaction of the Architect/Engineer.
- vi. To certify the structural safety and overall structural soundness of the building to the Architect/Engineer.
- vii. To advise the Owner/Architect/Engineer for arranging for tests and their reports for soil, building material etc. for his evaluation and design consideration.
- viii. He shall prepare the revised calculations & drawings in case of any revision

with reference to the earlier submission of drawing & design in a particular case.

- ix. To submit the certificate of structural safety, life span of Building and over all structural soundness of building to Competent Authority.
- x. To inform in writing the Competent Authority within 7 days, if for any reason he is relieved of his appointment / responsibilities as the registered structural designer for the development.
- xi. Not to provide service to further or advance work of any type on any development that does not comply with the regulation or is unauthorized as per the G.D.C.R.

#### **D REGISTRATION:-**

As per 9.3.3 D, with reference to structural designer in place of Engineer.

#### **9.3.5 Clerk of works/ site supervisor**

##### **A. QUALIFICATION AND EXPERIENCE:-**

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

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

**OR**

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

**OR**

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

**B. SCOPE OF WORK:-**

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

**C. DUTIES AND RESPONSIBILITIES**

- XI. To adhere strictly to the structural drawing specifications and written instructions of the structural designer and architect/Engineer
- XII. To follow the provisions of N.B.C. or I.S. specifications as regards materials, components, quality control and the process of construction.
- XIII. To provide for safety of workers and others during excavation, construction and erection.
- XIV. To provide safe and adequate temporary structure required for construction & erection.
- XV. To bring to the notice of the structural designer and Architect/Engineer/any situation or circumstances which in his opinion are liable to endanger the safety of structure.
- XVI. To deposit with the Competent Authority one set of working drawings of the works executed along with the progress certificates before proceeding to the next stage of the work.
- XVII. He shall be in charge of site and responsible for overall supervision of the work.
- XVIII. He shall ensure that all the works under his charge are carried out in conformity with the approved drawings and as per the details and specifications supplied by the registered Architect/Engineer/.
- XIX. He shall take adequate measures to ensure that no damage is caused to the work under construction and the adjoining properties.
- XX. He shall also ensure that no undue inconvenience is caused in the course of his work to the people in neighborhood.
- XXI. He shall also ensure that no nuisance is caused to traffic & neighboring people by way of noise, dust, smell, vibration etc. in the course of his work.

**D. REGISTRATION.**

As per 9.3.3 (D).

**9.3.6 Surveyor/Plan Maker****A. QUALIFICATION**

Civil Engineer of any University or Institution recognized by the Govt or Institution specially approved by the Authority.

**OR**

A Degree or Diploma in Architecture of any University or Institution recognized by Government.

**B. SCOPE OF WORK**

Planning and Supervision of Low rise buildings.

**Note:** Present registered surveyors to continue preparation of plans and layouts and execution of low rise buildings.

**C. DUTIES AND RESPONSIBILITIES**

As per 9.3.2 (c) with reference to Surveyor / Plan Maker in place of Architect, Limited to the scope of work.

**D. REGISTRATION**

As per 9.3.2 (d) 9.3.3 (d) with reference to surveyor / Plan Maker in place of Architect / Engineer.

**9.3.7 Developer****A. QUALIFICATION AND EXPERIENCE**

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

**B. DUTIES AND RESPONSIBILITIES**

The responsibilities of developers shall be:

- i. To obtain and submit to the Competent Authority, along with

application for development permission, each progress report and application for occupation certificate.

- ii. To appoint a Registered Architect/Engineer and Structural Designer.
- iii. To obtain at relevant stages certificates from them, for submission to the Competent Authority, that in designing the real estate development and providing detailed drawings and specifications for it they have complied with requirements as laid out in the GDCR.
- iv. To appoint a registered site supervisor.
- v. To obtain and adhere to the quality assurance procedure prepared by the registered site supervisor.
- vi. To adequately enable the site supervisor to carry out his responsibilities.
- vii. To certify along with the site supervisor that the construction of the real estate development has been carried out as per the design, detailed drawings and specifications provided by the Architect / Engineer and the structural Designer.
- viii. To obtain development permission from the Competent Authority prior to commencement of construction of the real estate development.
- ix. To regularly submit progress report and certificates as required by the Competent Authority
- x. To inform in writing the Competent Authority within 7 days, if for any reason he ceases to be the developer or is relieved of his responsibilities as the developer of the real estate development.
- xi. To inform in writing the Competent Authority within 7 days, if for any reason any of the registered professionals appointed by him have been relieved of their responsibilities.
- xii. The appointment of the registered Architect / Engineer shall mean that he has authorized the Architect / Engineer to do all things necessary and to take all adequate measures for preparing the design, drawings and specification for the project and to appoint on his behalf appropriate persons to act as registered, clerk of works site supervisor, required for the proper execution of the project and to retain on behalf of the owner any other specialist or expert required on the work of the project.
- xiii. He shall not cause or allow any deviations from the approved drawings



in the course of the execution of the project against the instruction the instruction of Architect /Engineer /Site Supervisor /Clerk of Works /Structural Designer and shall bear all responsibility for any irregularity committed in the use and function of the building or its parts for which the approval has been obtained.

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

### **C. REGISTRATION**

As per 9.3.3 (D).

#### **9.3.8 Responsibilities of owners**

The responsibilities of an owner shall be:

- i. To appoint a registered architect/engineer and structural designer;
- ii. To obtain at relevant stages, for submission to the Competent Authority, certificates from them that in designing the development and providing detailed drawings and specifications for it they have complied with requirements as laid out in GDCR.
- iii. To appoint a registered site supervisor.
- iv. To obtain and adhere to the quality assurance procedure prepared by the registered site supervisor.
- v. To adequately enable the site supervisor to carry out his responsibilities.
- vi. To certify along with the site supervisor that construction of the development has been undertaken as per designs, detailed drawings and specification provided by the Architect/Engineer and the Structural Designer.

- vii. To obtain development permission from the Competent Authority prior to the development.
- viii. To regularly submit progress reports and certification as required by the Competent Authority.
- ix. To obtain occupancy certificate from the Competent Authority prior use being made of the development.
- x. To inform in writing the Competent Authority within 7 days, if for any reason he ceases to be relieved of his responsibilities as the owner of the development.
- xi. To inform in writing the Competent Authority within 7 days if for any reason any of the registered professionals appointed by him have been relieved of their responsibilities.

### 9.3.9 Fire Protection Consultant

#### A. QUALIFICATION AND EXPERIENCE

#### Minimum Qualification and Experience Requirements for Fire Safety Professionals in a Building.

Fire Officer

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

Fire Men

1. Elementary Training ,or
2. ITI-Fire Men Course, or
3. 5 years experience in City Fire Brigade

#### Minimum Qualification, Experience and Document Requirements of Being Considered for Registering with the Competent Authority as persons on Record.

#### Fire protection Consultant on Record (FPCOR)

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

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

No.	Building Category	Minimum Qualification	Minimum fighting Experience	Fire related
1	Height up to 16.5 mts	Diploma in Engineering	7 years	
		B.E	3 years	

2	Height more than 16.5 and less than 40 mts	B.E	5 years
3	Height more than 40 mts	B.E	7 years

4. Minimum turnover of projects in fire fighting related work experience shall be Rs. 25,00,000/-per annum, of which at least one assignment shall be above Rs.10,00,000/-
5. The following documents shall be required for registration as Fire Protection Consultant on Record:
  - a. Bank statement of last three years
  - b. Work completion certificate from clients for last three years
  - c. Minimum one No Objection Certificate from Chief Fire Officer
  - d. One set of fire safety drawings of past project.

## B. DUTIES AND RESPONSIBILITIES

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

1. Undertake all necessary measures, including but not limited to, adequate inspection during construction to ensure that the construction of the building is undertaken as per detailed design and specifications stipulated by the AOR and by the SEOR.
2. Certify that the design and specification of the proposed building comply with Fire Safety Regulations using the format prescribed in Form No. 14
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 Architect or Engineer and the Structural Engineer, using their own letterhead.
4. Bring to the notice of the Structural Engineer and Architect or Engineer 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.

## 9.4 Appointment of Employees

### 9.4.1 In Case of Termination of Employees

In case of termination of employment of any of the persons employed under Regulations.

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

### 9.4.2 In Case of death of employees

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

### 9.4.3 Additional Requirement for the building height above 40meters.

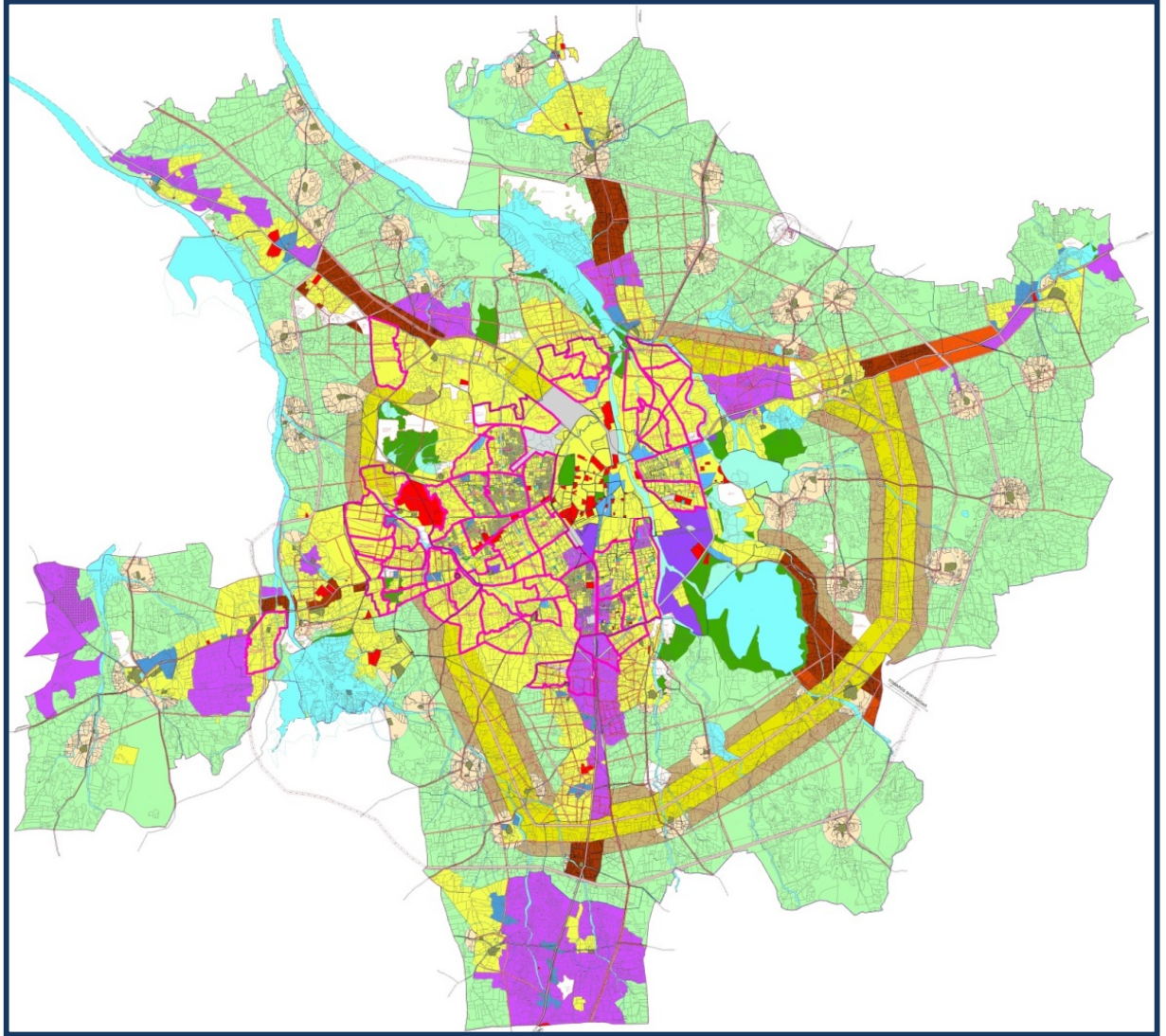
1. For the purpose of Earthquake Resistant, third party verification shall have to be carried out from a structural engineer designated by the RUDA/Rajkot Municipal Corporation and such structural engineer shall verify the compliance of the design at footing, plinth and other levels and the following committee shall oversee the implementation of design.

1	Municipal Commissioner, RMC	Chairman
2	Chief Executive Authority, RUDA	Member
3	Chief Fire Officer, RMC	Member
4	Respectable Structure Engineer as decided by the Municipal Commissioner, RMC	Member
5	Director, IIT or his representative	Member
6	Director, CEPT or his representative	Member
7	Deputy Municipal Commissioner or any other person decided by the Municipal Commissioner, RMC	Member Secretary

2. The front marginal space shall be kept at ground level and no construction or erection shall be done which may become an obstacle to parking.
3. For the purpose of Security CCTV Cameras, Public Address System and the Control Room have to be provided.
4. The measures taken for Security and Fire Safety shall be reviewed yearly by the RUDA/Rajkot Municipal Corporation.

# 10

## USE AND ZONE



For, details, refer to the proposed Land Use Map of the Second Revised Development Plan 2031

### 10.1 Use Classification Table

No	Use Classification	Uses
1	Dwelling-1	Detached dwelling unit
2	Dwelling-2	Semi-detached dwelling unit, Row House, Tenement, Cottage Industry, Pre school
3	Dwelling-3	Apartment (High rise-Low rise), Hostel, Dharamshala, Cottage Industry, Pre-school
4	Mercantile-1	Shop, Restaurant, Shopping Centre
5	Mercantile-2	Shopping Mall
6	Mercantile-3	Wholesale
7	Business	Offices for Individuals, Corporate Offices, Call Centers, Training Centers, Clinic, Fitness Centre, Nursing Home,
8	Educational-1	Preschool, Primary Schools, Secondary and Higher Secondary Schools.
9	Educational-2	Collage, Polytechnic, University,
10	Assembly-1	Community Hall, Banquet Hall
11	Assembly-2	Convention Centre, Exhibition Hall, Auditorium, Planetarium, Stadium, Museum, Exhibition Halls
12	Assembly-3	Theatre, Multiplex, Drive-in-Cinema, Clubs, Golf Course
13	Assembly-4	Party Plot, Garden Restaurants
14	Institutional	Research Centers, Hospital
15	Religious	Temples, Church, Mosque, Gurudwara, Synagogue Upashraya, Sant Niwas
16	Hospitality-1	Bed and Breakfast, Guest House, Lodging and Boarding, Hotel, Motel, Service Apartment in Building Units with area less than 2000 sq.mts
17	Hospitality-2	Hotel, Motel, Service Apartment in Building Units with area of 2000 sq.mts or more
18	Sports and Leisure	Sports, Complex, Swimming Pool, Playfield, Camping Ground, Facility for water sports, Theme/Amusement Park, Aquarium, Zoo and Botanical Garden
19	Parks	Gardens, Parks, Nursery, Botanical Garden, Green House, Play Fields, Forest
20	Service Establishment	Auto Repair Workshop, Wood Workshop, Fabrication Workshops, Public Garage
21	Industrial-1	All type of Light, Service Industries, Small Factories, Warehouses, Newspaper Printing Press, Concrete Batching



		Plant, Stone cutting and Polishing, Poultry Farm, Dairy, Assembly Plant
22	Industrial-2	All Industries except Hazardous Industries, Junk Yard, Textile Units, Ice Factory, Quarrying of Stone, Gravel and Clay, Dumping of Solid Waste
23	Industrial-3	Slaughter House, Meat Processing Units, Leather Processing Units, Cold Storage
24	Industrial-4	Fuel Storage, Storage of inflammable Materials, Thermal Power Plant, Power Plant, Gas Plant, Storage of Hazardous Materials, Hazardous Industries, Chemical Industries
25	Storage	Warehouse, Godown, Cold Storage, Timber Mart, Steel Stockyard, Ice Factory
26	Transportation	Truck Terminal, Bus Terminal
27	Agriculture-1	Horticulture, Dairy Development, Fisheries, Animal Rearing and Breeding, Natural Resource and Sanctuary, Tannery, Repair and Sale of agricultural equipment, Saw mill, Brick Kiln, Cemetery, Burial Ground, Regional Park, Way-side Shop, Agricultural Vocational Training.
28	Agriculture-2	Agricultural Vocational Training, Mining and Quarrying, Dumping of Solid waste, Shooting Range, Drive in Cinema, Golf Course
29	Agriculture-3	Poultry Farm, Agro-based Godowns & Agro-based Industry
30	Temporary Use	Fair, Circus, Exhibition, Mela, Pandal
31	Public Utility	Sub-station, Bus Station and Terminals, Fuelling Station, Parking, Multi-level Parking; Infrastructure for Water Supply, Purification Plant, Pumping Station, Electricity Sub-station; Drainage, Sanitation, Domestic Garbage Disposal Collection, Solid Waste Transfer Station; Pumping Station, Electricity, Purification Plant, Fire Stations. Or any development activity carried out by appropriate authority for public purpose.
32	Public-institution	Post Office; Postal, Telegraph, and Communication Networks; Police Station, Jail, Government and Semi-government Medical Facility; Ward and Zonal Offices for Appropriate Authority, Public Library, Civic Centre, Offices for Government and Semi-government, Banks. Or any development activity carried out by appropriate authority for public purpose.

**Note:**

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 per Regulation 28.1.

2. 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.
3. For all Zones, except Transit Oriented Zone and Residential Affordable Housing Zone and Poly centric Node, if the line of a Zone divides a Building unit, the maximum permissible FSI available on either parts of such Building-unit shall be as per the respective Zones. Such a Building-unit may be developed separately as per the regulations of the Respective Zones or as a contiguous development utilizing the combined maximum permissible FSI in the part of the building- unit which lies in the Zone with Proportionate FSI.

## **10.2 Concept of zone**

### **10.2.1 City area A and B**

This is an area which provides opportunity for mixed use and high density development within the boundary defined by the Municipal Corporation.

### **10.2.2 Gamtal (GM)**

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

### **10.2.3 Gamtal Extension**

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

### **10.2.4 Residential Zone (R)**

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

### **10.2.5 Commercial Zone (C)**

This zone includes certain areas of the city within Ring Road with predominantly commercial land use.

### **10.2.6 Industrial Zone - General (IG):**

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



### **10.2.7 Industrial Zone-Special (IS)**

This zone supports all types of light industries that include small scale factories, transport terminals etc.

### **10.2.8 Recreation zone (RZ):**

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

### **10.2.9 Residential- Affordable Housing Zone (RAH):**

Residential Affordable Housing Zone RAH means the area falling within shown in red hatch in the land use plan and it shall be considered as a condition for residential zone of specific category under section 12 2(m).

### **10.2.10 Transit Oriented Zone (TOZ):**

This is a Zone which provides opportunity for mixed use and high density development along the 2nd Ring Road.

### **10.2.11 Transport Node (TN)**

This is the main Transport Node of the city. It is predominantly for freight transportation, storage and distribution. This zone permits residential dwelling units only for workers and other public utility service staff working within the Transport Node, having maximum built up area per unit of 66 sq.mts, using a maximum of 20% of total utilized FSI of the plot area.

### **10.2.12 Restricted Zone (RZ)**

The land is designated as restricted area and accordingly, all Structures/ Buildings or developments which are necessary to Control floods/ prevent pollution of the river/ pond/lake and its vicinity land shall be permitted.

### **10.2.13 Agricultural Zone (AZ):**

Under this zone, the agricultural character of rural areas of RUDA area is demarcated. This zone has traditional agricultural activities practiced along with some allied activities as mention in Planning Regulation No.18

## 10.3 Zoning Table

Sr. no	Use Zone	F.S.I Permissible (Base)	FSI Chargeable	F.S.I Maximum Permissible	Permissible Uses	Type of development which may not be permitted.	Type of development which may permitted by Competent Authority
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	City Area – A (Regulation 12) u/s 12(2) (a)	2.25	NIL	2.25	Dwelling -1,2,3 (except high-rise), Mercantile-1, Business, Religious, Educational-1, Hospitality-1, Assembly-1, Sports & Leisure, Parks, Public Utility, Public Institutional Institutional	All other uses not in col.5, Obnoxious and Hazardous uses, steel stock yard, truck terminal, saw mill, timber mart, ice factory and cold storage, junk yard, non-obnoxious industries, wholesale market, ware house, storage of perishable and inflammable goods, hospital for infectious and contagious diseases, metal hospital, jail.	Development Activity related to tourism sponsored/recommended by Tourism Department of Government.  Development activities related to Information Technology

2	City Area – <b>B(Regulation 12)u/s 12 (2) (a)</b>	2.00	NIL	2.00	Dwelling- 1,2&3, Mercantile- 1,2,3 Religious, Business, Hospitality-1, Public Utility, Public Institutional, Educational-1, Industrial-1, Service Establishment, Parks, sports& leisure, Assembly-1, Assembly-2, Assembly-3, Assembly-4, Hospitality-2, Institutional  (With Respective zone)	All other uses not in col.5	Development Activity related to tourism sponsored / recommended by Tourism Department of Government.  Development activities related to Information Technology
3	Gamtal <b>(Regulation 13) u/s 12 (2) (a)</b>	2.25	NIL	2.25	Dwelling -1,2,3 (except high-rise), Mercantile- 1, Business,	All other uses not in col.5	

					Religious, Educational-1, Hospitality-1, Assembly-1, Sports & Leisure, Parks, Public Utility, Public Institutional Institutional		
4	GAMTAL EXTENSION (Regulation 14) u/s 12 (2) (a)	1.5	NIL	1.5	Dwelling-1,2,3 , Mercantile-1, Business, Religious, Educational-1&2, Hospitality-1, Assembly-1&4, Sports & Leisure, Parks, temporary use, Public Utility, Public Institutional, Institutional Service establishment	All uses mentioned in col.5 of residential zone at sr.no.7	Development Activity related to tourism sponsored / recommended by Tourism Department of Government.  Development activities related to Information Technology.

5	City Area-C (Regulation 15) u/s 12 (2) (a)	With Respective zone as mentioned below					
6	TOZ (Regulation 16)	1.8	2.2	4.0	AS per Residential zone/ Commercial zone/ Recreational zone		
7	Residential Zone (Regulation 12 & 15) u/s 12 (2) (a)	1.8	0.9	2.7	Dwelling -1,2, &3, Mercantile-1&2, Business, Religious, Educational-1&2, Institutional, Hospitality-1&2, Assembly-1,2,3,&4, Service Establishment, Sports & Leisure, Parks, Temporary Use, Public Utility, Public Institutional	All other uses not in col.5, Obnoxious and Hazardous uses, steel stock yard, truck terminal, saw mill, timber mart, ice factory and cold storage, junk yard, non-obnoxious and non-hazardous industries, wholesale market, ware house, storage of perishable and flammable goods, hospital for infectious and contagious diseases, mental hospital, jail.	Development Activity related to tourism sponsored/recommen ed by Tourism Department of Government. Development activities related to Information Technology LPG, cylinder delivery centre for the domestic consumption, coal depot etc. on ground floor of building used for permissible non residential use.

8	Commercial zone (Regulation 12 & 15) u/s 12 (2) (a)	1.5	0.7	2.2	Dwelling-1,2 Dwelling-3, Mercantile-1,2,&3, Business, Religious, Institutional, Hospitality 1&2, Assembly-1,2,,3&4, Service Establishment, Storage, Temporary Use, Public Utility, Public Institutional.	All other uses not in col.5, obnoxious and hazardous and non-hazardous industries, hospitals for infections and contagious diseases, mental hospital, jail.	Development Activity related to tourism sponsored/recommended by Tourism Department of Government. Development activities related to Information Tech.
9	Recreational zone (Regulation 12 & 15) u/s 12 (2) (a)(k)	0.15	NIL	0.15	Dwelling-1 (Minimum Area of Building unit. Shall be 4000sq.mts) Agriculture-1 & 2, Sports & Leisure, Parks, Assembly-4, Religious Educational-1&2, Institutional, Agriculture-3, Transport, Storage, Public Utility, Public Institutional	All other uses not in Col.5 Mining and quarrying	Hotels as per norms notified by the tourism Corporation of Gujarat. Development activities related to information technology.
		Ground Coverage of Permissible uses as per Agricultural zone					

10	Industrial zone-General <b>(Regulation 12 &amp; 15) u/s 12 (2) (a)</b>	1.2	0.0	1.2	Mercantile-1, Business, Religious, Service Establishment, Industrial-1&2, Transport, Storage, Public Utility, Public Institutional. (Dwelling-2&3 up to max. of 10% of total utilized FSI with units of built up area up to 50sqmt for industrial workers)	Obnoxious & hazardous industries and all other uses not mentioned in permissible uses.	Development activities related to Information Technology Quarrying of gravel, sand clay and stone.
10 A	Industrial zone-Special <b>(Regulation 12 &amp; 15) u/s 12 (2) (a)</b>	1.2	0.0	1.2	All uses of Industrial General zone permitted in Col.5 at Sr. No.10	Obnoxious & hazardous industries and all other uses not mentioned in permissible uses.	Development activities related to Information Technology Quarrying of gravel, sand clay and stone.
11	Residential Affordable Housing zone <b>(Regulation 19) u/s 12 (2) (a)</b>	1.8 (for RAH use only)	0.9 (for RAH only)	2.7	Dwelling-3, Public Utility, Public Institutional (Mercantile-1, Business,	All other uses not in Col.5	

					Assembly1, Service Establishment- up to max.10% of total utilized FSI)		
12	Agriculture Zone <b>(Regulation 18)</b> <b>u/s 12 (2) (a)</b>	As per Planning Regulation No 18			Dwelling-1 Agriculture-1 &2, Sports & Leisure, Parks, Assembly-4, Religious, Educational-1&2, Institutional, Agriculture-3, Industrial3, Transport, Storage, Hospitality-1, Hospitality-2, Public Utility, Public Institutional. However Farm Houses specifically to be used for purpose of farming shall be allowed on a	All other uses not in Col.5.	Drive-in-cinema, Dumping of solid waste subject to NOC and conditions laid down by Pollution Control Board.  Development activities related to information technology.



					building unit having a minimum area of 4000 Sq.Mtrs.		
13	Public Purpose Zone (Regulation 12 & 15) u/s 12 (2) (a)	1.0	NIL	1.0	Dwelling-1, Agriculture-1 & 2, Sports & Leisure, Parks, Assembly-4, Religious, Educational-1 & 2, Institutional, Agriculture-3, Transport, Storage, Public Utility, Public Institution	All other uses not in Col.5 Mining and quarrying	
		Ground Coverage of Permissible uses as per Agricultural zone					
14	Restricted zone (RZ) (Regulation 15) u/s 12 (2) (a)	The land is designated as restricted area and accordingly, all Structures/ Buildings or developments which are necessary to Control floods/ prevent pollution of the river/ pond/lake and its vicinity land shall be permitted.					
15	Smart City Node (Regulation 16)	As per Planning Regulation no. 16 (Transit Oriented Zone)					
16	Transport Node (TN) (Regulation 17) u/s 12 (2) (a)	1	0.5	1.5	Dwelling -2 & 3 up to max. of 20% of utilized FSI with units of built up area of 66.sq.mt); Mercantile-1,2 & 3	All other uses not in Col.5 Mining and quarrying	

					Business Religious Institutional Hospitality-1&2 Assembly-1,2,3 &4 Service Establishment, Industrial-1 Transport Storage Public Utility Public Institutional		
	FOR BRTS CORRIDOR THE FSI PERMITTED SHALL BE IN LINE WITH THE NOTIFICATION NO.GH/V/215 OF 2012/DVP-132010 -1995-7 DT.3/10/2012						

**Note:**

- The religious building shall be permitted in all zones with consent of the competent authority.

# 11

## DEVELOPMENT OF LAND

### 11.1 Amalgamation and /or subdivision of building unit

1. In case of subdivision or amalgamation, the depth of building unit shall not exceed twice the width of the proposed building unit fronting on the road. However, this condition of ratio will not be applicable if the length of the smaller side of the subdivided building unit is equal to or more than 10.50mts and in building unit of up to 150Sq.mts.
2. Amalgamation of Building unit abutting on a road with width equal or more than 18.00mts, shall be permitted if depth of the Building unit shall not exceed three times the frontage of the Building unit abutting on road.
3. Building units with area up to 80 sq.mts shall be permitted on road width up to 9mts.

### 11.2 Amalgamation and/or subdivision of building unit with or without existing structures.

In case of building units with or without existing buildings, its sub-division or amalgamation shall not be permitted unless it fulfils all the requirements under these regulations.

### 11.3 Level of building unit

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

### 11.4 Internal Road Approach in Layout

The width of the internal Road in a layout for different purpose and width of internal approaches/road for tenements and ownership tenement flats shall be regulated as under:

#### For City area "A" of RMC & Gamtal of Village

Sr. No.	Road/Access /Approaches Length in Meters.	Width of Road In meters
1	up to 150	7.50
2	Above 150 and up to 300	9.0
3	Above 300	12.0

#### For City area "B" of RMC & other Areas

Sr. No	Road/Access/Approaches Length in Meters.	Width of road for Residential Use(meters)	Width of road for Non-Residential Use(meters)
1	Up to 150	9.00	12.00
2	Above 150 and up to 450	12.00	15.00
4	Above 450	15.00	18.00

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

No sub plots of layout shall have direct access from the main/DP/TP road. This shall not be applied to sub division of land

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

#### 11.5.1 Internal Road & Approaches to the building

The width of the internal or Approach Road shall be based on the length and use of the Building unit as under:

No.	Length of Road(meters)	Width of road for Residential use (meters)	Width of road for Non-Residential use (meters)
1	Up to 15	3.0	4.5
2	Above 15mts and up to 45	4.5	6.0
3	Above 45mts	9.0	9.0

### General Requirements for internal Roads

1. In case of plot, surrounded on all sides by other plots, that is land lock plot which has no access to any street or road the Competent Authority may enforce access through and adjoining plots or plot which shall as far as possible the nearest to the street or roads to the land lock plots, at the cost of owner of the land lock plot and such other conditions as may be prescribed by the Competent Authority.
2. **Curves at the junction:** the curves shall be provided at the junction of roads as prescribed below:

Sr. 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	6.0 or equivalent to half the width of the wider road whichever is higher

**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.**

3. The shape of the plots and the junction of the roads, at the corners shall be designed as directed by the Competent Authority.
4. The alignment of the internal road or roads shall be regulated to be in continuation of the public or private roads continuous to the applicant's plots; but in case of termination of an internal road or roads; 13.5 meter diameter turning circle or 12Mts. x 6 Mts. turning "T" shall be enforced
5. Provided that this requirement may be waived if the length of such road does not exceed 110 Mt. in case of 9 Mts. wide road.
6. There shall be minimum 4.5mt. Clear distance between two detached low rise building/structure within a building unit.
7. The development Permission shall be regulated as per the proposed road network by the Competent Authority.

### 11.5.2 Common Plot for Layout and Building unit

Common Plot for the development of residential, commercial, industrial layout shall be required as under:

No.	Use	Area of the Building unit	Minimum required area of common plot
1	Residential and commercial	2000 sqmt or more	10% of the area of Building unit
2	Industrial	5000 sqmts and up to 20,000sqmt	8% of the area of Building unit area.
		20,000 sqmt and above	1,600 sqmt + 5% of the area exceeding 20,000 sqmt
3	Other than above (1) and (2)	2,000 sqmt or more	20% of the building unit area or 400sqmts whichever is more

**Note:** In case wherein lay out or subdivision of land is sanctioned with provision of required common plot, common plots shall not be insisted in case of sub division of such sub plots or amalgamation of such sub plots irrespective area. However, Common plot shall be provided @ the rate of 10% of the area of Building unit or 300 sq.mt whichever is more in high rise building irrespective of area of building unit."

#### 11.5.2.1 General Requirements for common plot

1. The common plot area shall be exclusive of approaches, margins No projection shall be permitted in common plot.
2. Minimum size of the common plot shall be 400sqmts with no side less than 12mts
3. Angle between adjacent sides of the common plot shall be 60 degrees or more. This is to ensure that the width of two opposite angles at any point of time shall not be less than 12mts.(Note: apply only for Layout purpose)
4. No construction shall be permitted in the common plot except electric sub-station, overhead water tank, underground water tank, watchman room, community hall, tube well and rain water recharge well for the occupier of the respective sub plots of tenements or flats, subject to margin as per these regulation and maximum 15% ground coverage of respective common plot area.<sup>1</sup>
5. Maximum height of construction shall be 7.5mts form the level of the

<sup>1</sup>As per Notification No.-GH/V/127 of 2005/DVP-132004-2487-L, Dt. 17/2/2005 of U.D & U.H. Dept. Gandhinagar.

Building Unit except in the case of overhead water tank, where more height may be permitted.

6. In case of residential use 50% of the total common plot may be allowed to be used as parking space including drive way 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 utilized for shade giving trees and plantation purpose. While other than residential use total common plot may be allowed to be used as parking space including drive way and the 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 utilized for shade giving trees and plantation purpose.
7. In case of subdivision of plots, the common plot/s shall be arranged in a way that each such common plot shall be adjoining to the subdivided plot and shall be integral part of that plot only. In case of smaller plots (sub-division), the common plot shall be centrally located for use of such common plot by each of the plot holder, however, in such a case, while revising the plans, all the plot holders shall have to approach unanimously.
8. The owner shall be required to give an undertaking that the common plot shall be used exclusively for the residents/occupants of the building unit. On sanction of the Development Permission, the Common plot shall deem to have vested in the society/association of the residents/occupants. The Common plot shall not be sold to any other person.
9. Common plot shall not be allowed within Atrium or any covered space.
10. The area of this common plot shall not be deducted for the consideration of Floor Space Index of Building unit.
11. The area of the common plot may be permitted to be sub divided as per clause no 2.
12. In case of RAH , the common plot requirements shall be as per regulation no. 19.5.2.1
13. For city area A & B with a single unit built-up, the area of the common plot shall be considered for the calculation of the permissible built-up area.

### 11.6 Length of a Building

The length of a building shall not be more than 150mts.in any case in case of flats, apartments and institutional building where the length of building exceeds 50mts in such cases through passage of 7.50mts in clear width and clear height of 6.0mts shall be provided at every 30mts intervals at ground level.

### 11.7 Mixed Development (Low rise and High-rise)

In case of mixed Development of Low rise building and high rise building the **FSI** shall be computed on the basis of notional building unit form by subdivision by such notional plots boundary between low rise building and high rise building subject to

other regulations. Such notional plot boundary means imaginary boundary formed after leaving the required margin.

### 11.8 Amenity Space

For development, where the town planning scheme is not declared to make land available for amenities, the development shall be regulated namely:

#### 1. Roads

- a. The competent authority shall, to provide proper access, circulation and mobility in the area, prepare a road network plan, road network plan shall comprise of the layout of roads of proper hierarchy. The road shall sync with any, existing road or development or any other classified road and with the roads of any town planning scheme in the vicinity. Such roads shall have free public transit and shall be called public roads.
- b. The developer for any land to be developed shall with respect to roads
  - I. Prepare the layout in the following manner
    1. All roads in the layout such that:
    2. Where there is no public road passing through the land provides minimum 12.0mts. However the alignment and width of such road shall be decided in consultation with the competent authority.
  - II. For public transit on such roads give an undertaking.

#### 2. Public purpose Land (PPL)

- a. The developer shall designate for the competent authority land for public purpose namely:-
  - I. For land exceeding 10 hect:-

1	Public Purpose (Housing) to develop for purposes such as economically weaker section housing, slum rehabilitation.	10%
2	Public Purpose (Green) to develop for purposes such as parks, playgrounds, garden open space etc.	5%
3	Public purpose (Amenities) to develop for purposes such as schools, dispensary, fire bridge, public utility etc.	5%
4	Multi Purpose activities such as residential, commercial or industrial use etc.	15%

- II. And for land not exceeding 10 hect:

1	Public Purpose (Multi-Utility) to develop for any purpose including, economically weaker section housing, slum rehabilitation, green, amenities.	Up to 35%
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- b. The developer shall provide all public purpose land (PPL) as namely:
    - I. In one or more parcels, each parcel not having an area less than 1000 sq.mts. Such parcels, if possible, shall be located in a manner that they have an access from Public Road.
  - c. The developer along with the application will submit an undertaking that the land shown for PPL, shall be maintained by him free from all encroachments till the intention of Town Planning Scheme is declared under section 41 of the said Act and thereafter immediately hand over the same to the competent authority without any encroachment and liabilities.
3. However, with reference to number 1 & 2 above the total designated area for roads and public purpose land in any layout may be 35% of total area of the layout.
4. The amenities to be provided as per (1), (2), and (3) above shall be applicable in the following cases:
- a. All non agriculture zone and
  - b. In case of agriculture zone at the time of issue of NA permission.
5. **Compensation & Maintenance:**
- The competent authority shall, once the area is included in the Town Planning Scheme, compensate for the land designated for road and public purpose land and then take the possession of the same.

#### 11.9 Development on Kabrastan, burial ground etc.

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

## 12

## GENERAL DEVELOPMENT REQUIREMENTS FOR CITY AREA-A and CITY AREA B

## 12.1 Permissible uses

Area	Minimum area of the building unit (plot)	Remarks
2	3	4
City Area-A of Rajkot Municipal Corporation area	Minimum area of a building unit shall be 25 Sq.Mts. with no side less than 3.0 Mts. in width.	
City Area-B of Rajkot Municipal Corporation area	Minimum area of a building unit when sub divided shall be 25 Sq.Mts. with no side less than 3.0 Mts. in width.	
	Provided further that 40 Sq.Mts. (50 Sq.yds.) plots shall be permissible within the pockets so specified for RMC limit by the state Govt. under the B.P.M.C. Act.1949.	Minimum side of such plot should not be less than 3 Mts. only front margin of 1.5 Mts. to be kept in such plot.

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

No.	Road width (in meters)	Maximum Permissible Building Height (in meters)	Building Uses Permissible	
			For city area A	For city area B
1	Less than 12mts	16.5	Dwelling-1,2,3 (except high-rise)	Dwelling-1,2,3 (except high-rise)
2	12mts and less than 18mts	25	All uses mentioned in (1), Mercantile-1 Business, Institutional, Religious, Hospitality-1, Public Utility, Public-Institutional, Sports & leisure, Parks.	All uses mentioned in (1), Mercantile-1,3 Business, Institutional, Religious, Hospitality-1, Public Utility, Public-Institutional, Sports & leisure, Parks, Religious, Educational-1, Industrial-1, Service Establishments
3	18mts and upto 30 mts	45	All uses mentioned in (2), Assembly-1,	All uses mentioned in (2) Dwelling-3,
4	Above 30 mts	70	Educational-1	Assembly-1, Educational-1, Assembly-2, Assembly-3, Assembly-4 Mercantile-2 Hospitality-2

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

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

Commercial development shall be allowed on road width less than 12mts if 80% of this road is already developed for commercial use.

In the City Area-A where the existing road is less than 6 Mts. in width for any construction of building on such road, the building shall be setback to such an extent that minimum distance from the center of the existing road shall not be less than 3.0 Mts

## 12.2 Permissible Uses by Area of the Building-Unit

No.	Building Use	Minimum Area of Building Unit	Minimum Frontage of the plot in mts
1	Dwelling1&2,Mercantile-1&3,	25sq.mt	3.0
2	Dwelling 3 Low Rise	100 sqmt.	5.0
3	Dwelling 3 High Rise	1000 sq. mt	15.0
4	Industrial-1	80 sq. mt	5.0
5	Religious, Services establishment, parks, Business	Minimum 500 sq.mt	12.0
6	Fuelling Station without Service Station, Hospitality-1, sports & leisure, public utility, Public-Institutional	Minimum 1000sqmts	15.0
7	Assembly-1, Educational-1	Minimum 1500 sq,mt	15.0
8	Hospitality-2, Assembly-2,3 &4	Minimum 2000 sq.mts	15.0

**Note:** For Residential zone, commercial zone, Industrial zone, the entire area available after providing for the required Margin, Common Plot and other Regulations may be utilized for construction of the super structure.

### 12.3 Considerable Permissible Height

The height of a Building shall be measured from the established Ground level to the top of the building in all cases.

Height for the following shall not be taken in to consideration in determining the total height of the building.

- Parapet
- Stair-case cabin
- Water storage tank
- Lift well, lift cabin with machine room above.
- Stilt/Hollow Plinth

### 12.4 Floor Space Index

Floor space Index (FSI) Maximum in City Area-A = **2.25**

Floor space Index (FSI) Maximum in City Area-B = **2.0**

#### 12.4.1 Permissible Ground coverage

As per Planning Regulation No.12.2

#### 12.4.2 Relaxation in 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.

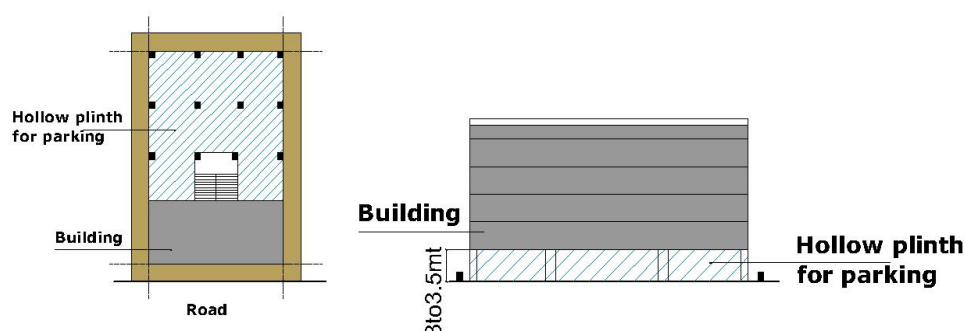
Minimum required setback/margin shall have to be provided from the new boundary of land/plot affected by road widening.

#### 12.4.3 Area not counted towards computation of FSI

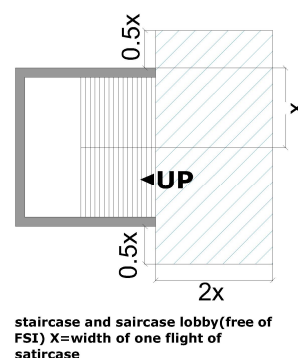
1. All interior open-to-sky spaces such as courtyards and chowk, utility ducts, in any form shape and size required by Regulations.
2. Area used for parking at basement or hollow-plinth
3. Basement exclusively used for parking shall have minimum height of 2.8mts, and maximum height of 3.8mts, measured from finished basement floor

level to finished plinth level. Only in case of mechanised parking, there is no restriction on maximum height or number of basement floors used for parking purpose.

4. For basement provided exclusively for parking, other permissible uses shall be permitted up to a maximum area of 25% of the total built-up area of the basement floor. This non-parking area shall be calculated towards the computation of FSI.
5. Hollow plinth provided for parking with the following conditions:
  - a) Such hollow plinth shall be provided within the building-unit except on road-side facade.
  - b) Hollow plinth provided for the purpose of parking shall have maximum height of 3.5mts from finished ground level to finished first floor level and a minimum height of 2.8mts in case of slabs with beams from finished ground level.

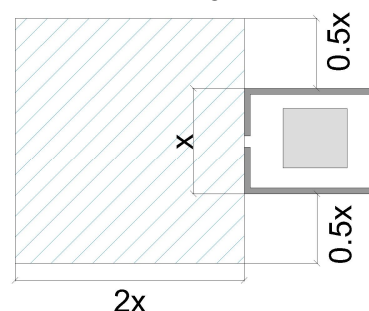


- c) Hollow Plinth can have provision for electric meter room, room for telephone distribution board, bathroom, water room, servant room, and security cabin and entrance foyer if the total area does not exceed 15sqm. This area shall not be considered towards computation of FSI.
6. Loft provided as per Performance Regulation 24.1.10 up to a maximum of 30% of the enclosing space.
7. Staircase and stair cabin provided as per Performance Regulation 24.1.14 with the following conditions :



- Staircase with maximum intermediate landing width equal to the width of stair.
  - Maximum landing width at floor level shall be three times the width of stair ( $x$  mts) including additional space ( $0.5x$  mts) provided at either side of the stair landing as common area.
8. Lift, lift well with lift cabin, stair cabin, lift landing of lift well and water tank, including the walls provided as per Performance Regulation 24.8 with the following conditions:

- The width of the lift landing shall be considered equal to the maximum width of the lift well including walls ( $x$  mts) with an additional space ( $0.5x$  mts) at either side of the lift provided as common area as illustrated across.



- The depth of the lift landing shall be two times the maximum width of the lift well including walls ( $x$  mts)
9. The width of the lift landing shall be considered twice the width of the lift well including walls including additional space provided at either side of the landing, and the depth shall be of twice the width of the lift well as illustrated across.
10. Vehicular ramps and pedestrian ramps provided as per Performance Regulation 24.1.15
11. Electric room and electric substation as specified by Competent Electric Company.
12. Open-to-sky space used for solar-water heating system, outdoor units for air-conditioners or mechanical ventilation shall be exempt from FSI

## 12.5 Margins

### 12.5.1 Residential Use/Zone

No.	Residential	Front Margin	Other road side margin	Other Margin
a.	Residence excluding apartment/flat.	1.5 Mts.	1.50 Mts.	....
b.	Apartments / flats			

	I. 100 Sq.Mts. and up to 250 Sq.Mts II. More than 250 Sq. Mts.	3.0 Mts. 3.0 Mts.	1.50 Mts. 1.50 Mts.	---- 1.5 Mts. on any one side + 1.5 Mts. on two sides (if no other road is there).
C	High Rise	As per Planning Regulation No 15		
Note: N.B. All road side margins are compulsory.				

### 12.5.2 Commercial Use/Zone

Plot Area	Front Margin	Other Margin
Up to 500 Sq. Mts.	4.5 Mts.	3.0 Mts. on any one side.
More than 500 Sq.Mts.	6.0Mts.	3.0Mts. on any two sides.
<b>Note: All road side margins are compulsory.</b>		

### 12.5.3 Industrial Use/Zone

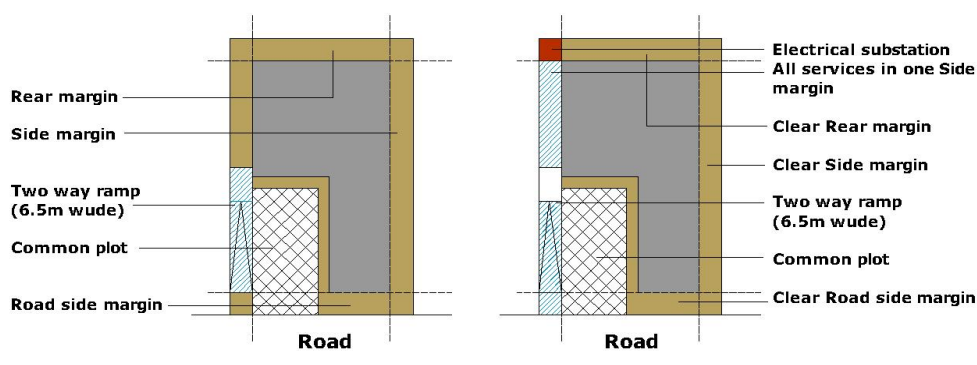
Plot Size	Front Margins under or as per road width	Other Margin
Up to 500 sq.mt	4.5mts	3.0 mts. On any one side
More than 500sq.mt & upto 1000sq.mts	4.5mts	3.0mts on any two sides
More than 1000sqmts	6.0mts	6.0 mts on all side
<b>Note: All road side margins are compulsory</b>		

### 12.5.4 Permissible uses in Margin

- Ancillary uses such as parking garage, servant quarter, w.c. and bathroom shall be permitted at any zone as a part of the permissible FSI of the Building Unit, in side or rear marginal space but in no case in Road-side margins; with maximum permissible ground coverage of 15sq.mts and maximum permissible height of 3.0 mts with maximum plinth of 30 cms. Subjected the minimum margins are regulated as per fire regulation. In road side margin, open stair from ground floor to first floor only shall be allowed after leaving 1.5mts front space from road.
- Surface water tank up to 1.5 mts in height.
- Open staircase, cantilever staircase with maximum width of 1.00 mts and landing space of maximum 2.00mts at floor level shall be permitted.
- 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.



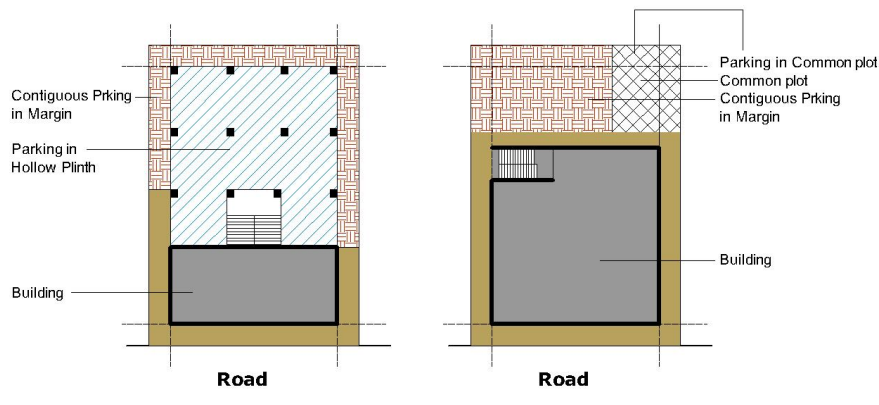
- e. **For Dwelling-1, 2 & 3:** Underground water tank, percolation well, bore well and pump room with a maximum size of 1.5 mts X 1.5 mts and with a maximum height of 1.5 mts.
- f. **Building-units of all uses other than Industrial and Institutional:** A structure (only pre-fab) for security cabin including toilet with maximum ground coverage of 15 sq.mts with maximum height of 2.4mts shall be permitted in the Road-side margin. The area of such construction shall not be counted towards computation of FSI and built-up.
- g. **For Industrial and Institutional use:** a security cabin structure up to a maximum ground coverage of 15sq.mts with maximum height of 2.4mts shall be permitted in the road-side margin. Such a structure shall be at a minimum distance of 4.5mts from the Building. The area of such construction shall not be counted towards computation of FSI and built-up.
- h. **Common plot** shall be permitted in the marginal space.
- i. **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 attach to the entrance gate to the Building-unit. The area of such construction shall not be counted towards FSI.
- j. **Refuge Area for Building with height more than 40mts:** Cantilever Refuge area required as per Planning Regulations No. 25 may be permitted.



- k. **Fire Escape Staircase for Building with height more than 40mts:** Fire Escape Staircase required as Planning Regulations No. 25 shall be permitted in marginal space except road-side margin.
- l. **Pedestrian Ramp:** as per Regulation 24.1.15 shall be permissible in marginal space.
- m. **Vehicular Ramp:** Connecting ground level with basement level-1 shall be

permitted in side or rear margin only for:

- a. Building unit with area up to 2000 sq.mts or
  - b. Building unit with building less than 16.5mts in height
- n. **Basement** provided as per Planning Regulation 15.9 shall be permitted within side and rear margins. Notwithstanding anything cellar for parking shall not be allowed for a plot area less than 250sq.mts. for city area A, City area B, Gamtal and Gamtal Extension and plot area less than 500sq.mt for City area C.
- o. **Parking** shall be permitted in margins except in Approach Road if contiguous with parking in hollow-plinth, provided with a minimum dimension of 6mts, or contiguous with over all parking layout.



- p. In any marginal open space, weather sheds sun breakers horizontal or vertical projections shall be permitted up to 0.60mts. These projections may also be part of the façade articulation at various levels, but shall in no cases be at the floor level such that they become a part of the habitable space. Such projections shall be allowed above a minimum height of 2.4mts from the ground level.

#### 12.5.5 Restriction on Development in Margin

1. The required marginal open spaces except permissible uses as per Planning Regulation 12.5.4 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 entire marginal space left after keeping 4.5 mts wide circulation around the building and approach road to the plot. Except Mercantile -1 and Industrial-1 building unit up to 500 sq.mt.

4. Vehicular ramp leading to parking in floors above ground level shall not be permitted in the margin.
5. Pedestrian ramps connecting ground floor with upper floors shall not be permitted in the marginal spaces.
6. The plot level may be permitted to be raised up to plinth level in cases of building units other than tenement building, ownership tenements flats, industrial and commercial units.

#### **12.5.6 Projection in Margins**

- I. A canopy (cantilever slab projecting in margins be permitted in such a way that minimum space of 2.3 Mts. (7.5') road side margin and minimum 1.80 mt. (6') side margin is left over. The land under this canopy shall not be allowed to be raised above ground level.
- II. In a marginal space of 2.5 Mts. or more in width a cantilever open stair projection of maximum 90 cms [3'] width and attached to a building with other open side with a parapet or railing 90 cms.[3'] high shall be permitted.
- III. In any marginal open space, weather sheds projections shall be permitted up to 0.60 Mts. at the height of 2.0 Mts. from the floor level. But not in continuation with floor slab. However it shall not be allowed to be covered in any case so as to add to the usable floor area.
- IV. In case of detached and semi-detached residential dwelling building unit 1.00mt. wide open cantilever stair with maximum 2.00 mts landing space at floor level shall be permitted in the 3.00 mts and above marginal space except road side margin.
  - a. 3.00Mts. shall be required in case of low rise building.
  - b. 6.00 Mts. shall be required in case of high-rise building.

#### **12.6 Water Closet and Bathroom**

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

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

#### **12.7 Addition to Existing Structure**

As per Planning Regulation No.15.7

### 12.7.1 For Heritage Areas

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

### 12.7.2 For Other Areas

1. The addition shall comply with all Regulations for construction of a new building
2. No addition or extension to a building shall be allowed unless the addition or extension is such as would be permissible if the whole building were reconstructed from the plinth with the open spaces required under the Regulations applicable to the site of the building at the time of the proposed addition or extension.
3. No addition or extension to a building shall be allowed which would diminish the minimum extent of open air space which is required by the Regulations applicable to the site of the building at the time of the proposed addition or extension.

## 12.8 Parking

As per Planning Regulation 15.8

### 12.8.1 General Requirement for Parking

As per Planning Regulation 15.8.1

## 12.9 Basement

1. Basement may be provided with adequate structural safety during construction such as shoring and strutting
2. Road-side margin of 4.5mts shall be provided.
3. For margins except Road-side margin, space of 3.0mts shall have to be kept from adjoining building-unit boundary for construction of basement.
4. Basement shall be allowed for parking if the area of Building-unit is 250sq.mts.and more.
5. For Building-units with area more than 1000sq.mts, basement shall be allowed for parking at two levels.

### 12.9.1 Use of Basement

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

# 13

## GAMTAL

The types of uses permissible in a Building-unit shall be regulated according to the Zoning Table in Planning Regulation 10.3 and as per width of the road. A, except Industrial Uses.

### 13.1 Permissible Uses

As Per Planning Regulation No.12.1 (Note: refer only city area A)

### 13.2 Permissible Uses by area of the Building Unit

As Per Planning Regulation No.12.2

### 13.3 Considerable Permissible Height

As per Planning Regulation No. 12.3

### 13.4 Floor space Index (FSI)

Floor space Index (FSI) in Gamtal shall be 2.25

#### 13.4.1 Permissible Ground Coverage

As per Planning Regulation No. 12.4.1

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

As per Planning Regulation No. 12.4.2

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

As per Planning Regulation No. 12.4.3

### 13.5 Margins

#### 13.5.1 Residential zone

As per Planning Regulation No. 12.5.1

#### 13.5.2 Commercial zone

As per Planning Regulation No.12.5.2

**13.5.3 Industrial zone**

Not Permissible

**13.5.4 Permissible Uses in Margins**

As per Planning Regulation No. 12.5.4

**13.5.5 Restricted Uses in Margins**

As per Planning Regulation No. 12.5.5

**13.5.6 Projection in Margins**

As per Planning Regulation No. 12.5.6

**13.6 Water Closet and Bathroom**

As per Planning Regulation No. 12.6

**13.7 Addition to Existing Structure**

As per Planning Regulation No. 12.7

**13.7.1 For Heritage areas**

As per Planning Regulation No. 12.7.1

**13.7.2 For other areas**

As per Planning Regulation No. 12.7.2

**13.8 Parking**

As per Planning Regulation No. 15.8

**13.8.1 General Requirement for Parking**

As per Planning Regulation No. 15.8.1

**13.9 Basement**

Not Permissible

**13.10 Use of Basement**

Not permissible

# 14

## GAMTAL EXTENSION

### 14.1 Permissible Uses

The types of uses permissible in a Building-unit shall be regulated according to the Zoning Table in Planning Regulation 10.3 and as per width of the road.

Amalgamation shall be permitted and in such cases 10% of the land shall be kept open on the roadside.

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

No.	Road Width	Maximum Permissible Building Height (in meters)	Building Uses Permissible
1	Up to 9mts	16.5	Dwelling-1,2,3 (except high-rise)
2	12mts and less than 18mts	25	All uses mentioned in (1), Mercantile-1,3 Business, Institutional, Religious, Hospitality-1, Public Utility, Public-Institutional, Sports & leisure, Parks, Religious, Educational-1, Industrial-1, Service Establishments
3	18mts and up to 30mts	45	All uses mentioned in (2), Dwelling-3, Assembly-1, Educational-1, Assembly-2
4	Above 30 mts	70	Assembly-3 Assembly-4 Mercantile-2 Hospitality-2

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

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

#### **14.2 Permissible Uses by area of the Building unit**

As per Planning Regulation 12.2

#### **14.3 Considerable Permissible height**

As per Planning Regulation 12.3

#### **14.4 Floor Space Index (FSI)**

The maximum permissible FSI of Building unit shall be 1.5

##### **14.4.1 Permissible Ground Coverage**

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

##### **14.4.2 Relaxation in FSI**

As per Planning Regulation 12.4.2

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

As per Planning Regulation 12.4.3

#### **14.5 Margins**

As per planning Regulation No.12.5

##### **14.5.1 Residential zone**

As per planning Regulation No.12.5.1

##### **14.5.2 Commercial zone**

As per planning Regulation No.12.5.2



**14.5.3 Industrial zone**

As per planning regulation no.12.5.3

**14.5.4 Permissible uses in Margins**

As per planning Regulation No.12.5.4

**14.5.5 Restriction on Development in Margin**

As per planning Regulation No.12.5.5

**14.5.6 Projection in Margins**

As per planning Regulation No.12.5.6

**14.6 Water Closet and Bathroom**

As per planning Regulation No.12.6

**14.7 Addition to existing Structure**

As per planning Regulation No.12.7

**14.7.1 For Heritage areas**

As per planning Regulation No.12.7.1

**14.7.2 For other areas**

As per planning Regulation No.12.7.2

**14.8 Parking**

As per Planning Regulation No. 15.8

**14.8.1 General Requirement for Parking**

As per Planning Regulation No. 15.8.1

**14.9 Basement**

As per Planning Regulation no. 12.9

**14.9.1 Uses of Basement**

As per Planning Regulation no. 12.9

# 15

## GENERAL DEVELOPMENT REQUIREMENTS FOR CITY AREA C (OTHER THAN CITY AREA-A AND CITY AREA-B AND GAMTALS AND GAMTAL EXTENSION)

The following regulations are applicable for the following zones: Residential zone(R), Commercial zone (C), Industrial zone –General (IG), Industrial zone-Special (IS), Public Purpose zone, Recreational zone, Transport Node (TN)

### 15.1 Permissible Uses

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

The type of uses permissible in a building unit shall be regulated according to the width of the road on which it abuts as under:

No.	Road width (in meters)	Maximum Permissible Building Height(in meters)	Building Uses Permissible
1	UP TO 9	13.0	All Floors-Dwelling -1, 2, Dwelling-3(except high-rise), Religious only  GF – Mercantile-1, Business
2	More than 9 & up to 12	16.5	All Floors-Dwelling -1, 2, Dwelling-3(except high-rise), Religious Industrial-1 Education-1 Public Institutional, Public Utility Parks only  G.F+1 -Mercantile-1, Business, Assembly-1, ,

4	More than 12 & up to 18	40.0m	<p>All Floors- Dwelling -1, 2, Dwelling-3, Institutional Mercantile-1,2 Business, Educational-2 Assembly-3,4 sports &amp;Leisure Public Institutional, Public Utility Parks Temporary use, only</p> <p>G.F.+1- Assembly-1, Industrial-1,2,3, Service Establishment, Hospitality-1,2, Educational-1</p>
5	More than 18 & up to 40.0	45.0 m	<p>All Floors- Dwelling -1, 2, Dwelling-3, Institutional Mercantile-1,2, Business Public Institutional, Public Utility Parks Temporary use, only</p>
6	Above 40	70.0 m	<p>G.F. +1- Business, Industrial-1, 2, 3, 4, Education-1,2, Hospitality-1,2, Service Establishment, Mercantile-3, Storage, Transport, Assembly-1, 2,3,4, Sports &amp;Leisure, Storage ,Transport</p>

**NOTE**

- A part of residential building may be permitted for use as office in case of professional requirements such as for advocates, doctors, architects, engineers, chartered accountants etc. This is subject to a maximum 50 sq.mts and parking for this purpose shall be provided as per commercial basis.
- For Industrial zone –Special – No roads shall be less than 18mts if any road is less than 18mts in that case space of setback shall be provided 9mt from the center of the road either side.
- Provided that these regulations shall not be applicable for authorized existing uses prior to these regulations.
- In the event of building height more than 40 m then public address system and standby power generation system shall be mandatory.

- Provided that, if the height of the building is more than 40 meters, the provision of Regulation No.9.4.3 shall also be applicable.

### 15.2 Permissible Uses by Area of the Building-Unit

No.	Building Use	Area of Building Unit
1	Religious	Minimum 500 sq.mt
2	Fuelling Station without Service Station, Public Utility, Public Institutional	Minimum 1000sq.mts
3	Hospitality-1	Less than 2000 sq.mts
4	Education-1 except Pre-school, Hospitality-2, Fuelling Station with Service Station, Assembly-4	Minimum 2000 sq.mts
5	Education-2, Assembly 1,2&3, Institutional	Minimum 3500 sq.mt
6	Dwelling – 3 (Only High rise) Mercantile-2,3	Minimum 1000 sq.mts
7	Dwelling – 3 (except High rise)	Minimum 250sq.mts
8	Dwelling -1, Dwelling-2, Mercantile-1 , Business	Minimum 25 sq.mts
9	Industrial-1,2 ,3	Minimum 150 sq.mts and 80 for Industrial -1

#### NOTE:

1. The ratio of width to the depth of the building-unit shall not be more than 2
2. The above condition of the ratio is not applicable if the smallest side of the building unit is equal to or more than 10.5 mts and in building unit of up to 150sq.mts.
3. Above provisions are not applicable for Residential housing scheme for socially and Economically Backward class of people.

### 15.3 Considerable Permissible Height

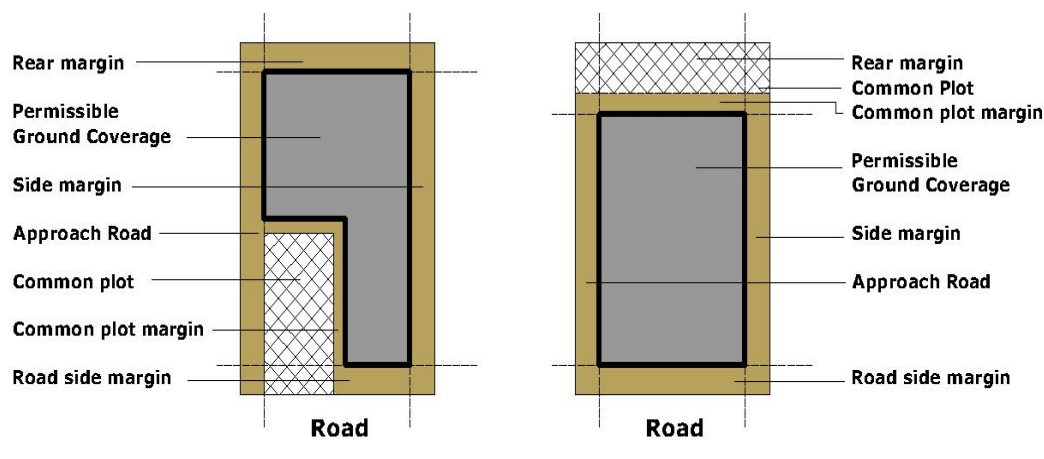
The maximum permissible Building Height shall be regulated according to the width of the road on which it abuts. As per Planning Regulation No.12.3 and 15.1

### 15.4 Floor Space Index (FSI)

1. The maximum permissible FSI shall be regulated as per Planning Regulation 10.3
2. Area covered by Atrium and mezzanine floors shall be counted towards computation of FSI

### 15.4.2 Permissible Ground Coverage

For Residential zone, commercial zone, Industrial zone, the entire area available after providing for the required Margin, Common Plot and other Regulations may be utilized for construction of the super structure.



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

As per Planning Regulation No.12.4.2

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

As per Planning Regulation No.12.4.3

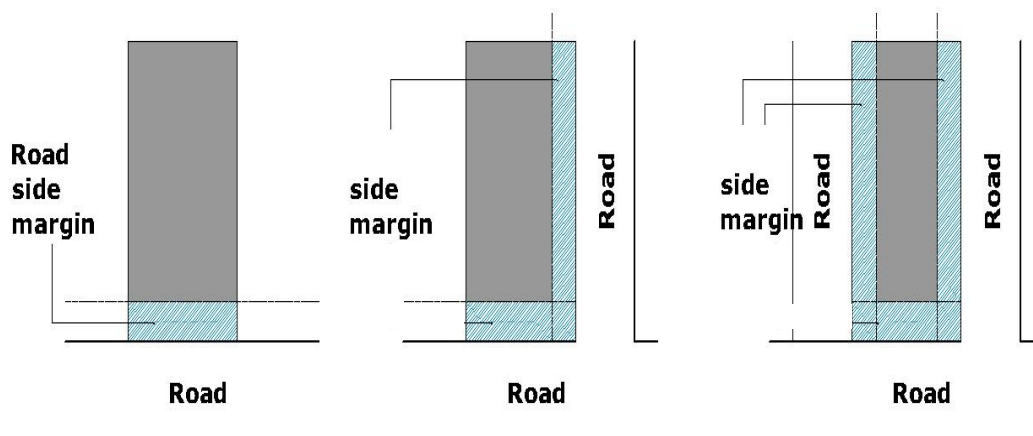
## 15.5 Margins

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

Road side Margin in a Building –unit shall be regulated by the Road width it abuts on as mentioned in the table below:

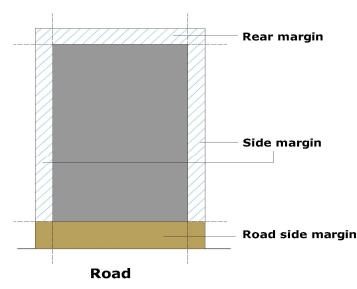
No	Road Width (in meters)	Road Side Margin for Building unit area up to 1000sq.mts. and/or height up to 25mts(in meters)	Road Side Margin for Building unit with area above 1000sq.mts. and/or height up to 25mts (in meters)	Road Side Margin for Building unit with area above 1000sq.mts. and above and height more than 25mts(in meters)
1	Up to 7.5	2.5	2.5	-
2	More than 7.5 Up to 9.0	3.0	3.0	-
3	Above 9.0 and up to 12.0	3.0	3.0	-
4	Above 12.0 and up to 15.0	4.5	4.5	-
5	Above 15.0 and up to 18.0	4.5	4.5	6.0
6	Above 18.0 and up to 30.0	4.5	4.5	7.5
7	Above 30.0 and up to 45.0	6.0	6.0	9.0
8	Above 45.0	9.0	9.0	9.0

For building units with two or more abutting roads the road side margin shall be applicable on all such abutting sides as illustrated below



### 15.5.1.1 Side and rear Margins

The minimum side and rear (all other than road side) margins in a building-unit shall be regulated on the basis of the area and proposed height of the building as indicated in the tables below. These are not applicable for Special Building.



### 15.5.1.2 Minimum side and Rear Margins for Building unit up to 500 sq.mts for Residential – Dwelling 1, 2, & 3 (Except High-rise) and Non- Residential Uses

No	Area of the Building unit	Required Rear or Side Margin
1	Up to 80 sq.mts	1.5 any one side
2	Above 80 sq.mts and up to 150 sq.mts.	2.0 any one side
3	Above 150 sq.mts and up to 250 sq.mts.	2.5 any one side
4	Above 250 sq.mt and up to 400 sq.mts.	2.25 any two side
5	Above 400	3.0 all sides

### 15.5.1.3 Minimum side and Rear Margins for Dwelling-3 and Building with area units above 500 sq.mts

No	Building Height	Required Rear and all other side Margin
1	Up to 16.5	3.0
2	Above 16.5mts and up to 25mts	4.0
3	Above 25 and up to 40mts	6.0
4	Above 40mts	8.0

**Note:** Minimum margin at the corner or curvature at all points shall be measured tangential or perpendicular distance from the building to plot boundary.

### 15.5.2 Minimum Margin between Buildings

No	Building Height	Required Margins(in meters)
1	Up to 16.5mts	4.5
2	Above 16.5mts and up to 25mts	6.0
3	Above 25 mts and up to 40 mts	9.0
4	Above 40mts	12.0

1. If two buildings next to each other different heights, required margin for taller building shall be applicable. For Example- if one building is of 25mts and the adjacent building is of 40mts in height, the minimum margin between these two buildings shall be 9.0
2. The length of common wall between any two semi- detached buildings shall not be less than 50% of the maximum width of the building parallel to common wall joining together at every floor.

#### 15.5.2.1 Margins from common plot for high-rise building

No	Building height	Required Margins(in meters)
1	Up to 40mts	3.0
2	Above 40 mts	6.0

In case of amalgamation of plots specifically for high-rise building where in a plot constitute out of as a plotted which is sanctioned by authority and case may includes common plot as per prevailing GDCR even though a common plot shall be insisted in high-rise permission. However the marginal spaces as mention in section 15.5.2.1 shall be not insisted.

#### 15.5.2.2 Internal open to sky space

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

No.	Building Height	Minimum dimension of the smaller side
1	Up to 16.5mts	1.5mts
2	Above 16.5mts and up to 25mts	2.5mts
3	Above 25mts and up to 40mts	3.0mts
4	Above 40mts	6.0mts

#### 15.5.3 Minimum Road Side Margin for Industrial Use

No	Width of Road( in meters)	Road side Margins(in meters)
1	up to 12.0	4.5
2	Above 12.0 and up to 18.0	6.0
3	Above 18.0 and up to 30.0	7.5
4	Above 30.0 and more	9.0



**15.5.3.1 Minimum Side and Rear Margins for Industrial use**

No	Area of the Building- unit	Required Side and Rear Margins(in meters)
1	up to 500sq.mts	3.0 mt on any one side
2	More than 500sq.mts and up to 1000 sq.mts	3.0mt on any two side
3	Above 1000 sq.mts	6.0(all sides including road side)

**15.5.4 Permissible Uses in Margins**

As per Planning Regulation No.12.5.4

**15.5.5 Restricted Uses in Margins**

As per Planning Regulation No.12.5.5

**15.5.6 Projection in margin**

As per Planning Regulation No 12.5.6

**15.6 Water Closet**

As per Planning Regulation No.12.6

**15.7 Addition to Existing Structure**

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.

**15.7.1 Development of Building unit in Existing Chawls**

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

1. Additional built-up area on ground floor shall not be permitted, if it exceeds the permissible built-up area on ground floor as prescribed under regulation for tenement type construction.
2. Open space for common plot and approached as required under tenement type construction shall be maintained.

3. Subject to other regulation adequate ventilation, owners of individual rooms may construct two additional floors over the ground floor.
4. Individual owners shall have to provide water closet and bathrooms.
5. While permitting first floor or the second floor, no objection shall be taken regarding F.S.I., built-up area and number of tenements in regard to the existing ground floor constructions.

### 15.7.2 Development of Existing Detached and Semi Detached Dwelling Unit.

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

### 15.8 Parking

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

No	Type of Use	Minimum Parking Required	Visitor Parking and Remarks
1	Dwelling-1, Dwelling-2	Nil	Parking not compulsory, in case where the Dwelling-1, Dwelling-2 use
2	Dwelling-3	20% of Total Permissible FSI	10% of the required parking space shall be provided as visitors parking.
3.	Residential Mixed Use (Residential+ Commercial)	(a) For respective residential use, parking shall be provided as Dwelling-1, 2&3 as the case may be.  (b) For respective commercial use, parking shall be provided 50% of used total utilized FSI	10% of residential parking requirement (a) shall be provided as visitors parking. 20% of commercial parking in (b) shall be provided as visitors parking.
4.	Assembly-1,2,3	50% of total Permissible FSI	20% of the required parking shall be provided as visitor parking.

5	Assembly -4	50% of Building unit area	Nil
6	Assembly-Stadium	1 sqmts of parking area per person of the total stadium capacity.	Nil
7	Mercantile, Business, Religious, Hospitality, Transport Service Establishment	50% of total Permissible FSI	20% of the required parking shall be provided as visitors parking
8	Institutional Buildings, Public-Institutional Buildings Public Utility	50% of total Permissible FSI	In case of Hospitals and nursing homes, additional parking of Ambulance shall be provided at the ground level.
9	Industrial 1,2-3 & 4, storage	10% of total Permissible FSI	Nil
10	Educational	(1) Primary Schools & Pre-primary schools-25% of total Permissible FSI	Facility for drop-off and pick-up shall be provided within the premise.  10% of the required parking shall be provided as visitors parking.
		(2) Secondary & Higher Secondary Schools-40% of total Permissible FSI	
		(3) Collages and coaching classes -40% of total Permissible FSI	
11	Sports & Leisure Temporary use	25% of Building unit area	Nil
12	Parks Agricultural-1,2,3	10% of Building unit area	Nil

**Note:** If additional FSI purchased in future, additional Parking at the respective rate shall be provided.

#### 15.8.1 General Requirement for Parking

1. Parking requirement for a Mixed-Use development shall be calculated on prorated basis of the FSI consumed specific to the different uses.
2. Parking is permitted at any floor level above ground and at two levels of basement, with provision of vehicular ramp.
3. 50% of the required visitors parking shall be provided at the ground level.
4. 50% of all required parking shall be provided for cars.

5. Parking area includes parking space, driveway and aisles but excludes approach road, vehicular lift and vehicular ramps.
6. Parking layouts with minimum size requirements for parking space, driveways and access lanes shall be provided as prescribed in Regulation No.24.2 and Regulation No.24.1.15.
7. Parking shall be permitted in side or rear margins except in Approach Road if contiguous with parking in hollow-plinth or over all parking layout as per Regulation 12.5.4
8. Parking shall also be permitted in road-side margin after leaving clear margin of 4.5mts from the building-unit boundary towards road-side. Except Mercantile -1 and Industrial-1 building unit up to 500 sq.mt.
9. Parking area should be retained as effective parking space and shall be maintained with light and ventilation system if provided in an enclosed area.
10. In cases where misuse of parking space is noticed, the use of the entire building shall be discontinued by the Competent Authority. Building use shall be permitted only after the required parking spaces are provided. High penalty shall be levied considering the period of misuse of the parking space and the benefit derived out of misuse as decided by the Competent Authority from time to time.
11. For multi-level parking, a vehicular ramp shall be necessary.
12. If parking is provided on a terrace with vehicular elevator, vehicular ramp is not necessary if parking space is provided with provision of floor sprinklers.
13. Parking shall not be permitted within an Atrium.
14. In cases where more parking space is requested, the Competent Authority may grant the request for providing parking in cellar or at upper floors with specific conditions to take care of genuine requirements.

## **15.9 Basement**

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

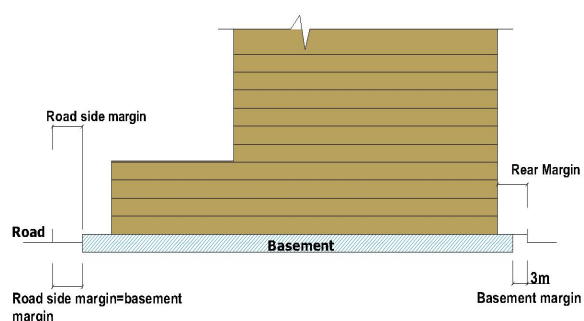
### **15.9.1 Permissible Uses in Basement**

1. Permitted uses in Basement are: parking, safe deposit vault, A.C. Plant, storage other than inflammable material, Sewage Treatment Plant.

2. No habitable use shall be permitted in the basement.
3. Permitted uses in Basement of a Hospital Building: Radiation-producing device, Radiation Therapy Room, MRI or X-Ray room.
4. For basements exclusively for parking, any other permissible use is permitted only in basement level-1 up to a maximum area of 25% of the total built-up-area of the basement floor. This non-parking area shall be calculated towards the computation of FSI.
5. No stair to be constructed under these regulations shall consist of any wooden material.
6. Adequate opening for ventilation should be provided as directed by Competent Authority. The materials of the construction and fixtures of the cellar should be of fire resisting nature and in o case, wood shall be used as structural part of the cellar or any fixtures thereof. The extent of ventilation shall be the same as required by the particular occupancy for which the basement is used. Any deficiency must be made good by resort to a mechanical system, viz, blowers, exhaust fans, air conditioning system, according to the standards in Part VII Building Services, section I lighting and Ventilation, National Building Code.

#### 15.9.1.1 Margin

1. No Basement shall be permitted in the required Road side marginal space.
2. The side and rear side margins for the basement shall be 3.0mts from the Building-unit/Plot boundary.
3. For building-units with area less than 500 sq.mts, basement shall be permitted with margins as per Planning Regulation 15.9
4. Basement shall be permitted under common plot, internal road and internal marginal space for exclusive use of parking only.



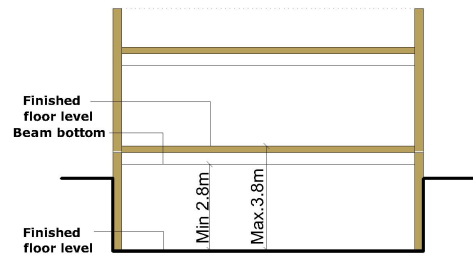
#### 15.9.1.2 Extent of Basement

1. Basement shall not be allowed for the purpose of parking for Building-units with area less than 500sq.mts.however:

2. Basement is permitted, irrespective of size, for all other permissible uses other than parking at only one level. This area shall be counted towards FSI
3. Basement may be permitted at more levels as required

#### 15.9.1.3 Height of Basement

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



**Note:** 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.

# 16

## TRANSIT ORIENTED ZONE

This Zone which provides opportunity for mixed use and high density development along the 75m wide road and also for Smart city Node (SN) except in, City area A, City area B, and on GIDC Estates.

If the line of Transit Oriented Zone divides a Survey No. /Block No. /Final Plot No., the entire Maximum Permissible FSI shall be permissible for development, irrespective of the part of the Survey No. /Block No. /Final Plot No., that is not in TOZ. This incentive shall not be valid for Survey Numbers amalgamated with Survey Numbers outside this zone after the date of publication of the Development Plan-2031.

The Network Road Planning to as suggested in this GDCR for this zone means the implementation of the proposal shall be as the deduction of land as imp active for revenue areas, considering proposal Town Planning Scheme within this area as well as proposal of network planning which may be included on plot to plot bases and it shall not be less than 15m wide, and subjected to the deduction of the land as in practice for town planning schemes. The plot so deducted shall be deemed to be vested in to Local Authority for purpose as mention in section 40(3) of Town Planning Act.

### 16.1 Permissible Uses

1. The types of uses permissible in a Building-unit shall be as per Zone and as mentioned in Zoning Table in Planning Regulation 10.3 and 15.1

### 16.2 Permissible Uses by area of the Building unit

Permissible uses shall also be regulated by the area of the Building-unit as per Regulation 15.2

### 16.3 Considerable Permissible height

As per Planning Regulation 12.3

## 16.4 Floor Space Index (FSI)

1. The maximum permissible FSI of a Building-unit shall be 4.
2. Base FSI shall be available as per Zoning Table 10.3

For Transit Oriented Zone: Additional Chargeable FSI shall be permitted on payment to the Competent Authority as under:

1. 40% of the Jantri Rates

**Note:** Competent Authority to decide the rate

### 16.4.1 Permissible Ground Coverage

For residential zone, commercial zone, the entire area available after providing for required margin, common plot and other regulations may be utilized for construction of the super structure.

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

As per Planning Regulation 12.4.2

### 16.4.3 Areas not counted towards computation of FSI

As per Planning Regulation 12.4.3

## 16.5 Margins

### 16.5.1 Fixed Road Side Margin for TOZ

No	Width of Road(meters)	Road side Margins (in meters)
1	On 75m road	12.0

#### 16.5.1.1 Road Side Margin for plots abutting other than 75mt Road

As per provisions of Planning Regulation No.15.5.1

#### 16.5.1.2 Minimum side and Rear Margins for Building unit up to 500 sq.mts for Residential – Dwelling 1 &2,Dwelling 3(Except High-rise) and Non-Residential Uses (Except Industrial Uses)

As per provisions of Planning Regulation 15.5.1.2



### **16.5.1.3 Minimum side and Rear Margins for Building unit above 500 sq.mts for Residential-Dwelling1, 2&3 also for Non- Residential Uses (Except Industrial)**

As per provisions of Planning Regulation 15.5.1.3

### **16.5.2 Minimum Margin between Buildings**

As per Planning Regulations No.15.5.2

#### **16.5.2.1 Margins for common plot**

As per Planning Regulations No.15.5.2.1

#### **16.5.2.2 Internal open to sky space**

As per Planning Regulations No.15.5.2.2

### **16.5.3 Minimum Road Side Margin for Industrial Use**

Not permissible

#### **16.5.3.1 Minimum Side and Rear Margins for Industrial use**

Not permissible

### **16.5.4 Permissible Uses in Margins**

As per Planning Regulation No.12.5.4

### **16.5.5 Restricted Uses in Margins**

As per Planning Regulation No.12.5.5

### **16.5.6 Projection in margin**

As per Planning Regulation No 12.5.6

## **16.6 Water Closet**

As per Planning Regulation No.12.6

## **16.7 Addition to Existing Structure**

As per Planning Regulation No.12.7

**16.7.1 Development of Building unit in Existing Chawls**

As per Planning Regulation No.15.7.1

**16.7.2 Development of Existing Detached and Semi Detached Dwelling Unit.**

As per Planning Regulation No.15.7.2

**16.8 Parking**

As per provisions of Planning Regulation 15.8

**16.8.1 General Requirement for Parking**

As per provisions of Planning Regulation 15.8.1

**16.9 Basement**

As per provisions of Planning Regulation 15.9

**16.9.1 Permissible Uses in Basement**

As per provisions of Planning Regulation 15.9.1

**16.9.1.1 Margin**

As per provisions of Planning Regulation 15.9.1.1

**16.9.1.2 Extent of Basement**

As per provisions of Planning Regulation 15.9.1.2

**16.9.1.3 Height of Basement**

As per provisions of Planning Regulation 15.9.1.3

# 17

## TRANSPORT NODE

The following regulations are applicable for the Transport Node only. This node provides opportunity for mixed use development.

If the line of Transport Node 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 Transport node. 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-2031.

### 17.1 Permissible Uses

The types of uses permissible in a Building-unit shall be as per Zone and as mentioned in Zoning Table in Planning Regulation 10.3 and 15.1

### 17.2 Permissible uses by area of the Building-unit

As per Planning Regulation No.15.2

### 17.3 Considerable Permissible height

As per Planning Regulation 12.3

### 17.4 Floor Space Index (FSI)

The maximum permissible FSI of a Building-unit shall be 1.5

Base FSI shall be available as per Zoning Table 10.3

For Transport Node: Additional Chargeable FSI shall be permitted on payment to the Competent Authority as under:

1. 40% of the Jantri Rates

Note: Competent Authority to decide the rate

#### 17.4.1 Permissible Ground Coverage

The entire area available after providing for required margin, common plot and other regulations may be utilized for construction of the super structure.

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

As per Planning Regulation 12.4.2

### **17.4.3 Areas not counted towards computation of FSI**

As per Planning Regulation 12.4.3

## **17.5 Margins**

### **17.5.1 Minimum Road Side Margin**

As per Planning Regulation 15.5.1

#### **17.5.1.1 Side and Rear Margin**

Side and Rear Margins As per provisions of Planning Regulation 15.5.1.1

#### **17.5.1.2 Minimum side and Rear Margins for Building unit up to 500 sq.mts for Residential – Dwelling 1 & 2 and Non- Residential Uses (Except Industrial Uses)**

As per provisions of Planning Regulation 15.5.1.2

#### **17.5.1.3 Minimum side and Rear Margins for Building unit above 500 sq.mts for Residential-Dwelling1, 2&3 also for Non- Residential Uses (Except Industrial)**

As per provisions of Planning Regulation 15.5.1.3

### **17.5.2 Minimum Margin between Buildings**

As per Planning Regulations No.15.5.2

#### **17.5.2.1 Margins for common plot**

As per Planning Regulations No.15.5.2.1

#### **17.5.2.2 Internal open to sky space**

As per Planning Regulations No.15.5.2.2

### **17.5.3 Minimum Road Side Margin for Industrial Use**

As per Planning Regulations No.15.5.3

#### **17.5.3.1 Minimum Side and Rear Margins for Industrial use**

As per Planning Regulations No.15.5.3.1

**17.5.4 Permissible Uses in Margins**

As per Planning Regulation No.12.5.4

**17.5.5 Restricted Uses in Margins**

As per Planning Regulation No.12.5.5

**17.5.6 Projection in margin**

As per Planning Regulation No 12.5.6

**17.6 Water Closet**

As per Planning Regulation No.12.6

**17.7 Addition to Existing Structure**

As per Planning Regulation No.12.7

**17.7.1 Development of Building unit in Existing Chawls**

As per Planning Regulation No.15.7.1

**17.7.2 Development of Existing Detached and Semi Detached Dwelling Unit.**

As per Planning Regulation No.15.7.2

**17.8 Parking**

As per provisions of Planning Regulation 15.8

**17.8.1 General Requirement for Parking**

As per provisions of Planning Regulation 15.8.1

**17.9 Basement**

As per provisions of Planning Regulation 15.9

**17.9.1 Permissible Uses in Basement**

As per provisions of Planning Regulation 15.9.1

**17.9.1.1 Margin**

As per provisions of Planning Regulation 15.9.1.1

**17.9.1.2 Extent of Basement**

As per provisions of Planning Regulation 15.9.1.2

**17.9.1.3 Height of Basement**

As per provisions of Planning Regulation 15.9.1.3

# 18

## AGRICULTURE ZONE

### 18.1 Permissible Uses, FSI, Ground Coverage and Maximum Permissible Height

No.	Permissible Use	FSI	Ground Coverage	Maximum Permissible Height	Requirement of Road	Remarks
1	Dwelling-1	0.1	5%	8mts	9.0	1. Only one Farm House per Building unit shall be permitted. 2. Minimum Area of any block no. /survey no. /Hissa no. /FPno. Shall be 4000sq.mts
2	Agriculture-1,&2 Sports & Leisure Parks Assembly-4	0.1	5%	15mts	18.0	Minimum area any block/survey no./Hissa No. /FP No. shall be 5000 sq.Mtr. Provided that in case of Assembly-4 minimum area shall be 10000 sq.mts.
3	Religious Educational-1,2 Institutional Agriculture-3 Storage Public Utility Public Institutional, Transportation, Industrial -3	0.45	15%	16.5mts	30.0	Minimum area any block/survey no./Hissa No. /FP No. shall be 5000 sq.Mtr. Except Public utility & Public Institutional.
4	Hospitality-2 (Hospitality-1 as applicable)	0.45	15%	10mts	30.0	Minimum area any block/survey no./Hissa No. /FP No. shall be 5000 sq.Mtr. Except Public utility & Public Institutional.

## 18.2 Minimum Area of a Building-unit

- Minimum Area of any block no. / survey no. / Hissa no. / FP no. Only one detached dwelling unit shall be 4000 sq.mts
- No sub-division of land shall be permitted.

## 18.3 Margins

1. Road-side Margin shall be minimum 30 mts from the boundary of Building-unit.
2. Side and Rear Margins shall be applicable as per Planning Regulation 15.5.1.1
3. Minimum distance from any water body shall be maintained as per Planning Regulation No.28.1

## 18.4 Road

As per Planning Regulation no. 18.1



# 19

## RESIDENTIAL AFFORDABLE HOUSING ZONE (RAH)

**Definition:** Residential Affordable Housing Zone (RAH) means the area falling within shown in red hatch in the land use plan. Regulations for all development in Building-units in RAH zone, that do not opt for providing Residential Affordable Housing, shall be as per respective base zones.

- RAH as a use is also permitted in residential & TOZ zone while RAH is not permitted in Commercial zone, Public purpose zone, Agricultural zone, Transport Node, Recreational zone, Industrial Zone-General (IG), Industrial Zone-Special and GIDC Estates.
- Minimum density for any proposed Residential Affordable Housing shall be 225 dwelling units per hectare and part thereof. However in no case the density shall increase 600 dwelling units per hectare.
- 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-2031.

### 19.1 Permissible Uses

If applicant does not apply under RAH Zone, the permissible uses of the base zone shall apply.

Dwelling -3 with individual dwelling units of maximum built-up area up to 80 sq.mts in the following categories:

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

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

Commercial (Business + Mercantile-1) uses, Assembly-1 or Service Establishment; permissible in affordable housing projects in Residential zone shall be permissible up to 10% of the total utilised FSI.

Multiple Residential Dwelling Units of the approved areas as mentioned above shall not be combined into singular dwelling units. In case of violation of this requirement, penalty shall be levied on the owner of such dwelling unit by the Competent Authority.

## 19.2 Permissible uses by area of the Building unit

As per planning regulation 15.2

## 19.3 Considerable Permissible Building Height

As per planning regulation 12.3

## 19.4 Floor Space Index

1. Projects under "RAH Zone" benefits shall have to utilise a minimum FSI of 1.8
2. If applicant does not apply under RAH Zone, the permissible uses and FSI of the base zone shall apply.
3. Base FSI shall be available as per Zoning Table in Planning Regulation 10.3  
Additional FSI of 0.9 shall have to be purchased by payment as per mention below:

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

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

**Note: Competent Authority to decide the rate from time to time**

4. For proposed development combining dwelling units of multiple range of areas (up to 50 sq.mts, more than 50 and up to 66sq.mts, more than 66 and up to 80sq.mts), the payment value for additional chargeable FSI shall be calculated as per above mention on prorate basis.
5. For areas under TP Schemes, for RAH Zone the provision and incentive of additional concession of chargeable FSI and other benefits in the Development Regulations shall be valid only for a period of two years from the date of implementation of the New Development Regulations. At the end of two years, if construction has not commenced, this incentive shall lapse.

### **19.4.1 Ground Coverage**

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

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

As per Planning Regulation 12.4.2

### **19.4.3 Areas not counted towards computation of FSI**

1. As per Planning Regulation 12.4.3
2. In addition, for dwelling units of built-up area 66 sq. mts or less, area covered in passages and internal corridors shall not be considered towards computation of total FSI.

## **19.5 Margins**

### **19.5.1 Minimum Road Side Margin**

As per provision of Planning Regulation 15.5.1

#### **19.5.1.1 Side and Rear Margin**

Side and Rear Margins As per provisions of Planning Regulation 15.5.1.1

#### **19.5.1.2 Minimum side and Rear Margins for Building unit up to 500 sq.mts for Residential – Dwelling 1 & 2 and Non- Residential Uses (Except Industrial Uses)**

As per provisions of Planning Regulation 15.5.1.2

#### **19.5.1.3 Minimum side and Rear Margins for Building unit above 500 sq.mts for Residential-Dwelling1, 2&3 also for Non- Residential Uses (Except Industrial)**

As per provisions of Planning Regulation 15.5.1.3

### **19.5.2 Minimum Margin between Buildings**

As per Planning Regulations No.15.5.2

#### **19.5.2.1 Common plot**

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

consolidated Common Plot is provided, minimum area of 8% of the area of the Building-unit

#### **General Requirement for Common Plot**

1. The Common Plot area shall be exclusive of approaches and margins.
2. The area of the Common Plot may be sub-divided such that the minimum area of the Common Plot is 100sq.mts. At least one common plot shall be provided with a minimum area of 200sq.mts. Any side shall have a minimum length of 8mts.
3. Angle between adjacent sides of the common plot shall be 60 degrees or more.
4. No construction is permissible in the Common Plot except Electric substation, Transformer room, Section Feeder Pillar, Auxiliary Power Generator, Box-type transformer, meter room, over ground and underground water tank, pump room, security cabin. Community/ Society common amenities. These shall be allowed to be constructed in the Common Plot subject to the following requirements:
  - a. Maximum Ground Coverage of 15% of the respective Common Plot.
  - b. Maximum Height of construction shall be 7.5mts from the level of the Building-unit except in the case of overhead water tank, where more height may be permitted.
  - c. Community/ Society common facility shall be permitted on a Common Plot. The area of this Community/Society common amenity shall be considered towards computation of FSI of the Building Unit.
  - d. Such a building shall be required to maintain the minimum margin requirements between buildings with respect the adjacent buildings as per Planning Regulation 15.6.2
5. 50% of the Common Plot may be allowed to be used as parking space including drive way and aisles.
6. The Owner shall be required to give an undertaking that the Common Plot shall be used exclusively for the residents / occupants of the Building-unit without any fee / charge. On sanction of the Development Permission, the Common Plot shall deem to have vested in the society/ association of the residents/ occupants. The Common Plot shall not be sold to any other person.

7. For a Building-unit having area of 10,000sq.mts or more an additional 6% area of the Building-unit shall be provided for thick plantation. This area shall be exclusive of the margins and common plot. The area demarcated for this shall have a minimum dimension of 1.5mts.

#### **19.5.2.2 Internal open to sky space**

As per Planning Regulations No.15.5.2.2

#### **19.5.3 Minimum Road Side Margin for Industrial Use**

Not permissible

##### **19.5.3.1 Minimum Side and Rear Margins for Industrial use**

Not permissible

#### **19.5.4 Permissible Uses in Margins**

As per Planning Regulation No.12.5.4

#### **19.5.5 Restricted Uses in Margins**

As per Planning Regulation No.12.5.5

#### **19.5.6 Projection in margin**

As per Planning Regulation No 12.5.6

#### **19.6 Water Closet**

As per Planning Regulation No.12.6

#### **19.7 Addition to Existing Structure**

Not permissible

##### **19.7.1 Development of Building unit in Existing Chawls**

Not permissible

##### **19.7.2 Development of Existing Detached and Semi Detached Dwelling Unit.**

Not permissible

## 19.8 Parking

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

No	Type of Use	Minimum Parking Required	Visitors Parking
1	Affordable Residential Apartments with dwelling units of built-up area up to 66 sq.mts.	10% of Maximum permissible FSI	An additional 10%, of the required parking space shall be provided as Visitors parking.
2	Affordable Residential Apartments in Residential Zone with dwelling units of built-up area more than 66 sq.mts.	20% of Maximum permissible FSI	An additional 10%, of the required parking space shall be provided as Visitors parking.
3	Commercial Use	50% of respective utilized 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 additions in the future, additional parking shall have to be provided as required for this additional utilized FSI

### 19.8.1 General Requirement for Parking

As per provisions of Planning Regulation 15.8.1

## 19.9 Basement

As per provisions of Planning Regulation 15.9

### 19.9.1 Permissible Uses in Basement

As per provisions of Planning Regulation 15.9.1

#### 19.9.1.1 Margin

As per provisions of Planning Regulation 15.9.1.1

#### 19.9.1.2 Extent of Basement

As per provisions of Planning Regulation 15.9.1.2

#### 19.9.1.3 Height of Basement

As per provisions of Planning Regulation 15.9.1.3

### 19.10 Special Proviso

The owners/applicant shall have an option to carry out development in under the urban development department's affordable housing policy also. However under such policy development shall not be permitted in Gamtal, Gamtal Extension, Agriculture zone, Transport node, Industrial zone-General & Special, and Commercial zone, Public Purpose zone, Smart city Node and Recreational zone.

## 20 FUELLING STATIONS

Building-units for use as Fuelling Stations shall comply with Petroleum Rules 1976 under the Petroleum Act 1934.

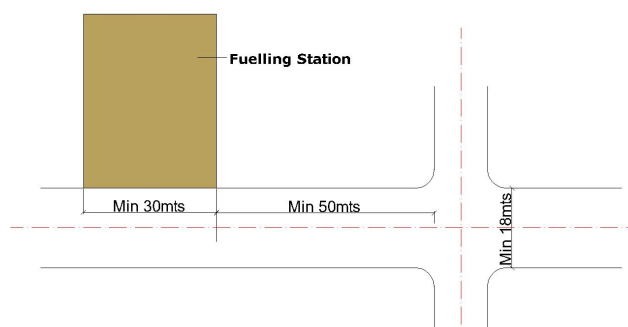
### 20.1 Area and Frontage

The minimum area and frontage of a Building-unit for a Fuelling Station or Fuelling with Service Station shall be as follows:

No.	Fuelling Station Type	Minimum Area of Building Unit	Minimum Frontage on Road Side
1	Fuelling Station(without Service Station)	1000 sq.mts	30mts
2	Fuelling with Service Station	2000 sq.mts	30mts

### 20.2 Location

1. Fuelling Station shall be permitted only on Road width of 18mts and more in any Zone.
2. The location of Fuelling Station or Fuelling with Service Station shall be at a distance of 50mt, away from the junction of two or more roads. The minimum distance shall be computed from the boundary line of the Building-unit to the edge of the road as indicated in the illustration.
3. In the case the Station is provided along a main road which has a service road or a marginal access road, the access to the Station should be provided from the service road or the marginal access road and not from the main road.



### 20.3 Maximum Permissible Ground Coverage

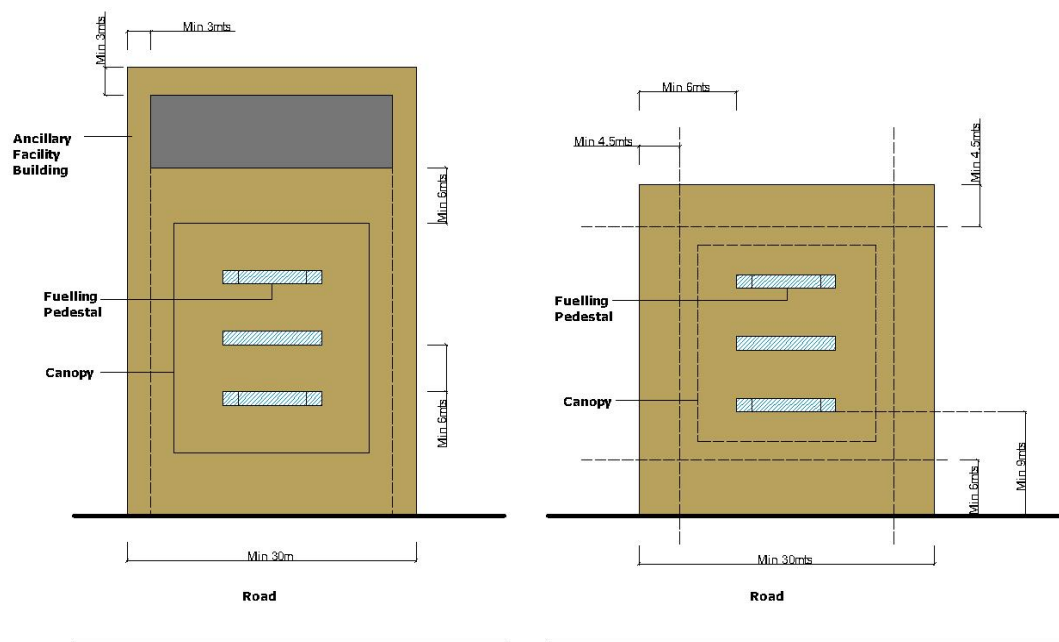
Maximum Permissible Ground Coverage for Fuelling Station and Fuelling with Service Stations shall be 45% of the Building-unit including the area of the canopy.



## 20.4 Margins

### 20.4.1 For Fuelling Station

1. Road side margin from canopy to the plot boundary shall be as per Planning Regulation 15.5.1 subject to minimum 6.0mts. On all other sides, margin from canopy to the plot boundary shall be 4.5mts and 6.0mts in the case of canopy having height up to 6.0mts and more than 6.0mts from ground level respectively.
2. Marginal distance from curb site (Fuelling Pedestal) to the plot boundary towards main road shall be minimum 9.0mts and for other sides of the plot, it shall be 6.0mts.
3. Administrative building for the petrol pump shall have minimum road side margin as per planning regulation 15.5.1 minimum side and rear margin of 3.0mts and as per Planning Regulation 15.5.1.3 Zero margins can be provided towards canopy but minimum 6.0mts clear drive way shall be provided to any curb site.
4. Minimum 6.0mts clear drive way shall be maintained between every curb site (fuelling pedestal).
5. Minimum width of access road shall be 6.0mts



#### 20.4.2 For Fuelling Station with Service Station:

1. Road side margin from canopy to the plot boundary shall be as per Planning Regulation no 15.5.1 subject to minimum 6.0mts and all other sides shall be 6.0mts. Provision of above (2) and (4) in Planning Regulation 20.4.1 will remain the same.
2. While building of service station can have zero margins towards canopy, subject to minimum 6.0mts towards road side and 3.0mts towards other sides of the plot.
3. Clear 6.0mts drive way between curb site (Fuelling pedestal) and service station building shall be provided.
4. Minimum width of access road shall be 6.0mts.

#### 20.5 Height

The maximum allowable height shall be 7.5mts.

#### 20.6 Floor Space Index

Subject to other Regulations

#### 20.7 Parking

Every Fuelling Station and Fuelling with Service Station should provide minimum parking spaces on the basis of the Building unit Area as stated in the table below:

No.	Fuelling Station(area)	Minimum Parking requirement
1	Fuelling station up to 1000 sq.mts	3 cars and 5 two wheelers
2	Fuelling station more than 1000 sq.mts	For every 500 sq.mts more than 1000 sq.mts, additional parking for 1 car and 2 two wheelers shall be required.

#### 20.8 Basement

No basement shall be allowed

# 21

## ADVERTISING DISPLAY & COMMUNICATION INFRASTRUCTURE

Permission shall be required for any nature of outdoor Advertising Display Infrastructure or Communication Infrastructure as per Planning Regulation No 21.2 (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.

### 21.1 Advertising Display Infrastructure

#### 21.1.1 Billboards/ Hoarding in Marginal space

1. One Billboard / Hoarding is permitted in the marginal open space up to 500 sq.mts area of the Building Unit, up to a maximum of two Billboards per Building Unit.
2. The Billboards/ Hoarding shall be permitted in the marginal space of the Building Unit as under:

Location	Road width	Max. Billboards/Hoarding Size (width x height)	Minimum Margin		Minimum Ground Clearance	Maximum Height
			Road side	Between two Billboards / Hoarding		
Parallel to the Road	18mts and more	6.0 x 3.0 mts	1.5mts	4.5 mts	3.0 mts	7.0 mts
Perpendicular to the Road	18mts and less than 30mts	9.0 x 4.5mts	1.5mt	4.5 mts	3.0 mts	10.0 mts
	30mts and above	27.0 x 6.0 mts		4.5 mts	3.0 mts	10.0 mts

3. Lighting may extend beyond the stipulated maximum height of for the billboards erected on ground.

#### 21.1.2 Bill boards/ Hoarding on Roof tops/ Terrace

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.

- Lighting may extend beyond the stipulated maximum height of for such billboards/hoardings within the building-unit.

Location	Road width	Max.Billboards/Hording Size(width x height)	Minimum Margin		Minimum Ground Clearance	Maximum Height
On Roof Tops/Terrace	Up to 45mts	12mts x 6mts	2 (different facing directions)	1.5mts from parapet	1.5mts	7.5mts from top of terrace slab
	More than 45mts	18mts x 9.0mts	2 (different facing directions)	1.5mts from parapet	1.5mts	10.5mts from top of terrace slab

### 21.1.3 Billboards/Hoardings on Public Roads

- The Billboards/ Hoardings on Public Roads shall be permitted at the boundary of the building-unit shall be regulated as under:

Road width	Minimum Ground Clearance	Permissible size of the Billboard/Hoarding(width x height)
Up to 45mts	3.0mts	9.0mts x 4.5mts
More than 45mts	3.0mts	12.0mts x 6.0mts

- Any Video Display Billboard shall be located at a minimum distance of 50.0 mts from the intersection of two or more roads. This distance shall be calculated from the corner of the road, starting from the end of the curvature up to 50 mts.

### 21.1.4 Billboards in Urban Renewal Projects Areas

These Billboards must conform with these Regulations and with the urban renewal plan or special restrictions for the area, which may include additional Regulations or requirements.

### 21.1.5 Heritage Buildings and Precincts

The Competent Authority can deny the permission on the grounds of protecting the ambience of heritage buildings and precincts.

### 21.1.6 General Restrictions

Billboards will be restricted in the following scenario:

1. Any Billboard which may obstruct the vision required for safe traffic movement
2. Any Billboard which in the opinion of the Competent Authority is likely to be confused with authorized traffic signs or signals
3. Any Billboard containing the word "Stop" /"Look" /"Danger" or other similar word that might mislead or confuse the travelers.
4. Any Billboard that is attached to or printed on a rock or other natural objects.
5. Any Billboard that is located within a public right-of-way unless it is an official street name, traffic sign or signal or other official sign.
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.

### 21.2 Communication Infrastructure

Provisions shall apply for Communication infrastructures such as Post & Telegraph, Telephone, Wireless, Broadcasting, Cellular Mobiles, Internet, V Set, ATM, Channel Discs and Overhead lines (for telephone, digital connections for internet and channels and other similar forms of communication).

### 21.2.1 Location

The communication Infrastructure shall be either placed on the building rooftops or terraces at a distance of minimum 1.5mts from the parapet, or on the ground or open space within the premises subject to other Regulations.

### 21.3 Documents and Fees Required with Application for Advertising Display & Communication Infrastructures

#### Advertising display

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

#### 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.
3. For tender cases the documents to be submitted are:
  - Shop Establishment Number
  - Sale tax number
  - Income tax clearance certificate.
4. For Private property cases:
  - Lay-out plan;
  - Structural detail plan;
  - NOC from property holder;
  - copies of photograph of the actual site;
  - Electricity Bill of last month;
  - Property Tax Bill;
  - Agreement copy;
  - 7-12 utara;
  - Ekrarnamu.

#### 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.

### **Communication infrastructures**

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

#### **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.

#### **Deposit and fees:**

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

## 22 MINING, QUARRYING AND BRICK KILN

The following Regulations shall govern Mining, Quarrying and Brick Kiln operations and shall form conditions for development permission:

1. Any mining, quarrying and brick kiln operations without any blasting shall be permitted within a distance of 75mts from the boundary of any public road, railway line, canal, transmission line or any other building.
2. No mining, quarrying and brick kiln operations which involves blasting shall 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.



# 23

## SPECIAL DEVELOPMENTS

### 23.1 Regulations for the Rehabilitation and Redevelopment of the Slums (SLUM POLICY)<sup>2</sup>

**The kind of development shall be regulated by the Act/Policy/Notification, and, as may be amendment from time to time by State Government.**

#### 23.1.1 Short Title, Extent and Commencement

1. These Regulations may be called "The Regulations for the Rehabilitation and Redevelopment of the Slums -2010"
2. These Regulations shall be applicable within the jurisdiction of the appropriate authority constituted under Gujarat Town Planning & Urban Development Act 1976.
3. It shall come into force on the date on which the ii revised Draft Development Plan published u/s 13 of Act and such date as decided by order of the State Government.

#### 23.1.2 Applicability

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

#### 23.1.3 Definitions

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

**Beneficiary** means any person who may receive benefits of any slum rehabilitation scheme under these Regulations. Such beneficiary may include eligible slum dweller or any project affected person.

**Competent Authority** means any person or persons or authority or authorities, authorized by the prescribed authority as the case may be, to perform such functions as may be specified under these Regulations.

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<sup>2</sup>Notification date: 4 March 2010, Notification No: PARCH - 102009-2562-L

**Dwelling Unit** means a unit constructed under the slum rehabilitation scheme, subject to definition of the same.

**Eligible Slum Dweller** means a slum dweller, who is identified and registered by the Competent Authority in their slum survey conducted as on or before 01.12.2010

**GDCR** means the prevalent General Development Regulations applicable for the relevant appropriate authority.

**Notified Slums** means the slum notified by the Government in the Official Gazette under section 3 of Gujarat Slum Area (Improvement, clearance and Redevelopment), Act 1973.

Prescribed authority shall be as under:

Jurisdiction	Prescribed Authority
Municipal Corporation and the Appropriate Authority in its periphery constituted under; section 5 or 22 of the Gujarat Town Planning and Urban Development Act 1976.	Municipal Commissioner or the Chief Executive Authority for the relevant area,

The state government on the approval of these Regulations shall by notification in the official Gazette appoint as the prescribed authority under section 2(j) of Gujarat Slum Area (Improvement, Clearance and Redevelopment), Act, 1973

**Project Affected Person** means an eligible slum dweller occupying a part of any town planning scheme, road or development plan road or a part under road widening.

**Private land** means any land other than public land;

**Public land** means any land owned by the urban local body or by the government or authority constituted under Gujarat Town Planning and Urban Development Act, 1976.

**Slum Area** means and includes:

Slums which are census or declared or notified by the Prescribed or Competent Authority

**Scheme Developer** means the owner or owners of the plot or Institute or Co-operative society or Company or Gujarat Housing Board, and Approved Authority and similar organization or any developer permitted to develop by the Competent Authority.

**Slum Rehabilitation Scheme (SRS)** means any notified slum approved under these Regulations.

**Slum Rehabilitation Plot (SRP)** means any plot where the slum dwellers are rehabilitated.

**Slum Plot (SP)** means any plot in a notified slum which forms a part of a slum Rehabilitation scheme.

**Slum Rehabilitation Zone (SRZ)** means an area which shall be delineated by the Slum Rehabilitation Committee.

a. The Slum Rehabilitation Zone shall correspond to the area of equal FSI as per the GDCR.

b. The following shall be permissible within a zone

- Clubbing of two or more plots in each slum rehabilitation scheme;
- Use of spare FSI from one plot to another, within a scheme and within the permissible FSI of corresponding to the use zone.

**Slum Rehabilitation Committee (SRC)** a committee which shall comprise of:

A. Municipal Corporation and appropriate authority areas:

No.	Officials/in charges	Designation
1	Municipal Commissioner	Chairman
2	Standing Committee Chairman	Member
3	Chief Town Planner for his representative not below the rank of Senior Town Planner	Member
4	Collector & Chairman District Urban Development Authority	Member
5	Chief Executive Authority of Urban Development Authority	Member
6	Deputy Municipal Commissioner, Municipal Corporation	Member Secretary.

#### 23.1.4 Prescribed Authority

1. The prescribed authority shall be vested with all the powers made available under the Gujarat Slum Area (Improvement, Clearance and Redevelopment), Act 1973.
2. The prescribed authority shall exercise all the powers of the Competent

Authority, to scrutinize and implement any rehabilitation and redevelopment scheme as recommended by the SRC.

3. The prescribed authority shall assist the scheme developer in eviction.
4. The prescribed authority shall notify the Slum Rehabilitation Zone (SRZ) as delineated by the Slum Rehabilitation Committee.

#### **23.1.5 Function of the Slum Rehabilitation Committee (SRC)**

1. Delineate a slum area;
2. Recommend to the State Government to notify the slum area;
3. Delineate the Slum Rehabilitation Zone;
4. Evaluate and approve the proposals of slum rehabilitation schemes;
5. Disclose and provide information relating to any of the schemes of state or central government.
6. Recommend to the government to allow the benefits available under any scheme of the state or central government.
7. Coordinate with the revenue and all other related departments.
8. Approve the location and facilities to be provided in the transit camp;
9. Assign Jantri as value of the plots under consideration.

#### **23.1.6 Notification of the Slum Area**

The state government, on the recommendation of the Slum Rehabilitation Committee or otherwise may declare any slum area under sub section (I) of section 3 of the Gujarat Slum Area (Improvement, clearance and Redevelopment), Act 1973.

#### **23.1.7 Notification of the Slum Rehabilitation Zone**

The prescribed authority shall, on the recommendation of the Slum Rehabilitation Committee, notify the slum rehabilitation zone in the official gazette.

#### **23.1.8 Contents of a Rehabilitation Scheme**

The Rehabilitation Scheme, shall contain the following:

1. Proposals for the dwelling units to accommodate the beneficiaries on the same plot or on plots which are clubbed or bundled;
2. Water supply, drainage, power supply to the individual dwelling units;
3. Provide for every 500 dwelling units:
4. five room school of minimum total area 100 sqmt,
5. one Community Center of minimum area 50 sqmt

6. one Anganwadi or Health Post of minimum area 50 sqmts
7. Provided that in case the dwelling unit less than 500, the facility for community centre, school, anganwadi or health post shall have to be provided as decided by the slum rehabilitation committee.
8. May contain the following Proposal for the construction of building for commercial or residential or any other purpose, which the scheme developer may sale or disposal or rent or lease subject to the provision of prevailing Building and Zoning Regulation.

### 23.1.9 Duties of the Scheme Developer

The Scheme Developer shall:

1. Acquire through ownership or the rights to develop either through purchase / lease of period not less than 99 years;
2. Have to pay, to the Competent Authority, 100% of prevalent jantri rates for the land used for commercial purpose, if the developer intends to develop slum area on a public land;
3. Organize all the eligible hutment dwellers into a Registered Co-operative Housing Society or a Registered Association.
4. Seek consent of at least 75 percent of the occupants of any slum settlement being considered under the scheme. This consent shall contain willingness to join the slum rehabilitation scheme and come together to form a co-operative housing society of eligible hutments through resolution to that effect. The resolution shall contain the following points:
  - a. Resolution electing a Chief Promoter.
  - b. Resolution giving the Chief Promoter the Authority to apply for registration of name for Co-operative Housing Society.
5. To collect share capital (Rs.50/- per member for slum societies) and Rs. 10/- as entrance fee and to open account in any nationalized bank.
6. On the direction of the prescribed authority, the scheme developer shall include the Project Affected Persons (PAP) as a part of the Cooperative Housing Society and issue him requisite shares and allot the dwelling unit in the scheme.
7. Once the slum rehabilitation scheme is certified to have been complete by the Prescribed Authority, the developer shall hand over the maintenance of services to the registered cooperative housing society.

### 23.1.10 Procedure for Securing the Permission

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

### 23.1.11 Grant or Refusal of the Permission

The right to recommend for grant or to refuse the proposal shall be vested with SRC. The SRC shall:

1. Decide the proposal within 30 days from the receipt of the application and shall communicate its decision to the Government.
2. For same slum pocket, entertain any application after satisfying that no other application is pending before it to decide;
3. Deny any slum rehabilitation if the rehabilitation plot forms a part of any area of military or cantonment or railways, airport authority or any notified water body or any difficult area.
4. The government may review the decision of the SRC or if necessary ask to reconsider or give direction to the SRC with respect to its decision.
5. In conformity with the intent and spirit of these Regulations, for any application, the government may, with diligence and judicious consideration, waive any part of these Regulations and give directions to the SRC. (TO BE COMPARE WITH OCR CHAPTER 27, AND 29).
6. Grant of any permission under these Regulations shall mean acceptance by the competent/prescribed authority of the following requirements: subject to the provision of Building and Zoning Regulations:
7. Benefits under any scheme as admissible;
8. Layout of buildings in SRP;
9. Permissible built-up area.
10. Permissible floor space index.
11. Height of a building and its various stories.
12. Permissible open spaces enforced under Regulations, common plot, Marginal spaces, other open spaces, setbacks etc.

13. Permissible use of land and built spaces.
14. Arrangements of stairs, lifts, corridors and parking.
15. Minimum requirements of high-rise buildings including N.O.C. from Fire Officer or Fire Safety Consultant as appointed by the Competent Authority.
16. Minimum requirement of sanitary facility and other common amenity.
17. Required light and ventilation.

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

- a. Title of the land or building.
- b. Easement rights.
- c. Variation in area from recorded areas of a plot or a building.
- d. Structural reports and structural drawings.
- e. Workmanship and soundness of material used in construction of the building.
- f. Location and boundary of the plot.

In conformity with the intent and spirit of these Regulations, for any application, the government may, with diligence and judicious consideration, waive any part of these Regulations and give directions to the SRC.

1. Interpretation of these Regulations.
2. If any question or dispute arises with regard to interpretation of any of these Regulations the decision of the government, *competent/prescribed Authority* shall be final.
3. In conformity with the intent and spirit of these Regulations, the government may, if required in appropriate cases, use the discretionary powers to decide in any of the matters.
4. Any proposal submitted by any slum developer which is in conformity with the intent and spirit of these Regulations, the government *competent/prescribed* may, after considering the merits of the proposals, sanction as it is or with modifications.
5. The slum developer may without tampering the intent and spirit of these Regulations may provide facility or compensation in addition that is required under the Regulations.

### 23.1.12 Planning Regulation for Rehabilitation Scheme

The scheme developer for the purpose of the rehabilitation scheme shall have to plan and design to fulfill the following requirements:

1. The minimum height of the plinth shall be 45 cms. from the top surface of approach road or path way.
2. The built-up area of any dwelling unit shall be minimum 36 Sq. mts. excluding common areas.
3. The dwelling unit shall at least include two rooms, kitchen, and a bath, watercloset excluding, common areas, such as stairs passages etc.
4. Permissible built-up area, for the purpose of rehabilitation scheme under these Regulations, shall mean the area covering the ground, after leaving margins.
5. **Floor Space Index. (FSI):** For the purpose of these Regulations, the floor space shall be computed as under:
6. **Floor Space Index. (FSI):** For the purpose of these Regulations, the floor space shall be computed as under:
  - i. As far as possible such FSI is to be utilized on the portion of the same slum plot (sp) if, available after rehabilitation of slum dwellers.
  - ii. If such additional FSI which could not be used on the slum plot, then it can be used on any other plot. However such FSI which is to be used on any other plot, other than the slum plots can be utilized in parts either on one plot or more than one plot,
  - iii. Such FSI would be transferrable to any other Developer/Person once only. However such transferred FSI cannot be transferred or utilized again.
  - iv. Such transferable FSI which has to be used on plot other than the slum plot shall:
    - a. Be permitted in all use zone having permissible FSI 1.2 or more. The total maximum permissible FSI shall be counted as the sum of 50% of the permissible FSI and the permissible FSI in respective zone, which will be as under:

FSI permissible as per Use Zone	Total Maximum Permissible FSI
1.2	1.8
1.8	2.7

- b. Such transferable FSI may be permitted to be used in the



- projects granted under Regulation of Hotel - 2011. It can be utilized in lieu of premium FSI and no premium is required to be part for such transferred FSI. However the total FSI shall not exceed the maximum FSI permissible under the Hotel & Hospital Regulations.
- c. Such transferable FSI shall be available on any plot other than the slum plot on pro-rata basis proportionate to the land jantri rates of respective plots. Such jantri rate shall be considered as of the day on which permission for the rehabilitation project is granted.
  - d. Such Transferable FSI will not be permitted to be utilized in the Township projects granted under Regulations of Township-2009.
  - e. be consumed within 5 year from the date of grant of permission for slum rehabilitation
- V. The concerned Appropriate Authority shall maintain the book of record for such additional FSI including the Transferable FSI used in any other plot or part there-of along with details of FSI transferred to any developer other than slum developer. The Authority shall maintain the records of total additional FSI to be permitted in any other plot or part there-of, the developed land jantri rates and the pro-rata FSI which is used. The Authority shall ensure that the additional FSI used on any other plot is provided on pro-rata basis proportionate to the land jantri rates.
- VI. For the development with respect to the additional height, except for the areas covered by the order dtd. 03.01.2011 referred at no.2, irrespective of whatever height is permissible in that zone; the building height shall be permitted up to 70 mts. However for building height more than 40.0 mts. shall be allowed on 30 mts or wider road only,
- VII. Except that mentioned in clause no. 22.2.12 point no 1, the provisions of the GDR shall apply to all non-slum rehabilitation developments carried out under these regulations.
7. The F.S.I, permitted under GDCR for the remaining plot shall be on the basis of Gross Building unit/Plot area;
8. The FSI shall be granted as under:
- a. FSI shall be computed for the total area of the clubbed plots.
  - b. Clubbing of plots shall be allowed for rehabilitation of slum and also for other use;
  - c. Additional FSI shall be available to the developer equivalent to the area used for slum rehabilitation.
  - d. Within the clubbed plots, transfer of FSI from one plot to the other shall be permitted proportionate to the jantri value of respective plots;

9. Margins for the purpose of these Regulations shall be applicable as under:

Margin	Low Rise Building	High Rise Building
Road side margin	4.50mt	6.00mt
Other than road side margin	3.00mt	6.00mt
Building to building margin	4.50mt	6.00mt
Common plot to building margin	3.00mt	3.00mt

10. Prevailing GDCR shall apply for development other than slum rehabilitation. For the purpose of FSI, the plot shall be considered as a single plot.

11. Rehabilitation scheme shall be permitted on 9.0 mts and more wide roads, Parking, height, common plots and all other provisions are not included in these Regulations shall be provided as per prevailing GDCR. However for the purpose of these Regulations Parking shall also be permitted in the common plot.

- a. Parking shall be permitted in the Common Plot
- b. Provided that in no case the height shall exceed 45 mts.

12. Shops having maximum size of 25 sqmt have to provide on ground floor up to maximum 25 % of the ground coverage. The scheme developer may dispose them by allotting it to the occupants of shops in the Slum Plot or otherwise.

#### **23.4.1 Rehabilitation of the Project Affected Persons and Other Eligible Slum Dwellers**

The scheme developer under any proposed slum rehabilitation scheme shall,

1. In addition to the dwelling units required to rehabilitate the occupants of concerned notified slums, shall for the PAP's provide minimum of 10% of extra dwelling units;
2. Surrender for disposal such dwelling units to the prescribed / *Competent Authority* at no cost.

#### **23.1.14 Regulations for Allotment**

1. The scheme developer shall provide a transit accommodation facility for all the beneficiaries as per requirement.
2. The newly developed dwelling units shall be allotted, to the eligible slum dwellers, by computerized random draw or with the unanimous consent of the eligible slum dwellers.
3. The scheme developer shall transfer the absolute ownership rights of all the

dwelling units and the related infrastructure free from all encumbrances to the Co-operative Registrar Society of the slum dwellers free of cost.

4. The allottee or his legal heirs shall not transfer the dwelling unit for at least 20 years from the date of owning the possession. In case if it is found that any sale or any mode of transfer during the above specified period, such allotment shall be considered to be null and void. Such null and void units shall be the property of the competent/prescribe/be authority.
5. The individual occupier of the dwelling unit shall bear the responsibility of payments towards Government and Municipal Taxes applicable from time to time.
6. Minimum 10% of the cost of rehabilitation dwelling units shall have to be deposited with the competent //prescribe authority which later on shall be transferred to the co-operative housing society.
7. The scheme developer. The scheme developer shall be granted the commencement certificate shall be permitted to construct buildings other than those of slum rehabilitation only after the construction of dwelling units and infrastructure relating to slum rehabilitation is completed and Building use permission obtained from the Competent Authority.
8. Joint ownership with spouse: The reconstructed tenement shall be the ownership of the hutment dweller and spouse conjointly, and shall be so entered and deemed to be so entered in the record of the co-operative housing society, including the share certificates or all other relevant documents.
9. If at any point of time it is found that the slum dweller, after the allotment under the slum rehabilitation scheme, has encroached any land, then in such cases, the allotment under the scheme shall stand cancelled and dwelling of the dwelling unit shall be forfeited and such dwelling unit shall be the ownership of the authority.

#### **23.1.15 External Development Charges**

1. The scheme developer shall pay, for the external development charge an amount, which is equivalent to the prevalent and applicable rates of amenities fees.
2. The betterment charge, the development charge, amenities fees, scrutiny fee, proportionate to that used for slum rehabilitation, shall be waived.

**23.1.16 De-Notification of the Slums**

1. The Slum Rehabilitation Committee shall scrutinize the rehabilitation work and on satisfaction and request to the state government to de-notify any slum area;
2. The state government may consider the request of the Slum Rehabilitation Committee to de-notify any slum area

**23.1.17 Effects of Other Zones and Regulations**

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

**23.1.18 Supervision and Monitoring of the Quality of Construction**

1. On sanction of the project, the prescribed authority, shall appoint a consultant to supervise the quality and timely execution of the project.
2. The scheme developer shall deposit 5% of the estimated cost of the project as security.
3. The prescribed authority, shall on the advice of the consultant, release the deposits on prorata basis.

**23.1.19 Grievance Redressal**

1. For any grievance related to benefits available under these scheme, any eligible slum dwellers, availing the benefits under the scheme shall be entitled to lodge his complaint before the prescribed authority.
2. The prescribed authority shall, on the merits resolve the grievance(s) by giving direction to the developer to resolve the issue.

## 23.2 Regulation for Residential Township & Industrial Township & Industrial Township -2009<sup>3</sup>

The kind of development shall be regulated by the Act/Policy/Notification, and, as may be amendment from time to time by State Government.

### 23.2.1 Short Title, Extent and Commencement

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

### 23.2.2 Applicability

These Regulations shall apply to any Residential Township & Industrial Township & Industrial Townships proposed under these Regulations.

### 23.2.3 Definition

1. Act shall mean the Gujarat Town Planning & Urban Development Act 1976.
2. **Appropriate Authority** shall mean authority as defined under Act.
3. **Competent Authority** shall mean any person/ persons or authority or authorities; authorized by the prescribed authority as the case may be to perform such functions as may be specified under these Regulations.
4. **Township Developer** shall mean and include a owner/person/persons/ registered cooperative society/ association/ firm/ company/joint ventures/ institution/ trusts entitled to make an application to develop any township; Provided that the, Residential Township & Industrial Township & Industrial Townships having Foreign Direct Investments (FDI), the shall be regulated as per Govt. of India norms.
5. **Gross Plot Area** shall mean area after subtracting of the land under Public purpose infrastructure from the total area of the township.
6. **Global FSI** shall mean FSI permissible under this regulation irrespective of the zone.
7. **Residential Township & Industrial Township** under these Regulations shall mean a parcel of land owned by a township developer subject to;
8. Minimum 60 % of the land eligible for developing after deducting the land used for public purpose infrastructure, is put to residential use;
9. Minimum area not less than 40 hac and an area not less than 20 hac in

<sup>3</sup>Notification date:01 December 2009, NotificationNo:PARCH-102009-5605-L (Changes and modification by the Competent Authority for the Purpose of Local demand)

case of other towns and the relevant appropriate authority areas;<sup>4</sup>

- 10. Notified Areas** shall mean an area requiring special attention considering its overall balanced development and is notified under these Regulations.
- 11. Infrastructure** shall include roads, streets, open spaces, parks, playgrounds, recreational grounds, water and electric supply, street lighting, sewerage, drainage, storm water drainage public works and other utility services and convenience;
- 12. Cross over Infrastructure** shall be the part of the infrastructure which is required to pass-through the township so as to provide the facility to the township vicinity area.
- 13. Public Purpose Infrastructure (PPI)** shall mean the infrastructure provided as per these Regulations which the developer shall: develop, as per prescribed guidelines and on completion transfer it to the appropriate authority;
- 14.** Operate and maintain for the maintenance period;
- 15.** Development shall be carried out as per the specifications approved by the Prescribed Authority.
- 16.** For the purpose of administration the PPI shall vest with the appropriate authority
- 17. Zone** shall mean the zone as designated in the prevalent sanctioned development plan
- 18. GDCR** shall mean the prevalent General Development Control Regulations applicable for the relevant prescribed authority.
- 19. Maintenance period** shall mean minimum period of seven years after which the developer may handover to the Competent Authority, the infrastructure and land for public purpose. This period shall be calculated from issue of building use Permission.
- 20. Prescribed Officer** shall be as under:

Jurisdiction	Prescribed Authority
Municipal Corporation and the Appropriate Authority in its periphery constituted under; section 5 or 22 of the Gujarat Town Planning and Urban Development Act 1976.	Municipal Commissioner or the Chief Executive Authority and Senior Town Planner of the Town Planning & Valuation Department.

The state government shall by order appoint the prescribed officer.

<sup>4</sup>Notification date:01 December 2009, NotificationNo:PARCH-102009-5605-L (Changes and modification by the Competent Authority for the Purpose of Local demand)

**23.2.4 Duties of the Prescribed Officer:**

For the purpose of these Regulations, the prescribed officer:

1. Shall, within 30 days from the receipt of the application, recommend to the state government to approve or refuse the proposal with reasons;
2. Shall evaluate and approve the progress;
3. May deny, after giving reasons in writing, if the proposal of the township forms a part of any notified water body or any difficult area;
4. May recommend to the government to allow the benefits available under any scheme of the state or central government;
5. Shall carry out survey and studies for any area to be considered for allowing specific benefits under these Regulations and recommend to the government to declare any area to be a notified area.

**23.2.5 State Level Screening Committee:**

State level screening committee of the member mentioned hereunder shall review the proposals received from Competent Authority / Prescribed Authority or otherwise and recommend to the Govt. for approval.

**Members of the Committee:**

1	Principal Secretary, UDD	Chairman
2	Principal Secretary, Fin.	Member
3	Principal Secretary, RD	Member
4	Officer on Special Duty UDD	Member Secretary

**23.2.6 Procedure to notify any area:**

Subject to the provisions of these Regulations and the GDCR State Govt. may on recommendation from the prescribed authority or otherwise, notify any area, which would require special benefits under these Regulations.

The government shall notify such area in the official gazette declaring any area to be notified area specifying the extent of limits of such area.

For awareness the government shall publish in at least two daily local news papers.

### 23.2.7 Procedure for securing the permission:

Subject to the provisions of these Regulations and the GDCR, any township developer intending to develop under these Regulations, may apply under section 29(l)(ii) to the State Government along with the required documents and forward copy to the prescribed officer. With regard to procedure, the manner application, the documents to be submitted along with the applications, the protocols of drawings to be submitted, unless otherwise prescribed, the provisions of GDCR shall apply mutatis mutandis.

### 23.2.8 Contents of the Township proposal

The proposal shall include:

1. Master plan of the area demarcating the details for all parcels of land separately for:
  - Public purpose infrastructure;
  - Primary infrastructure;
  - Rest of the uses;
  - Detailed area statement of each parcel of land as mentioned in 8.1, the FSI calculations;
  - Layout of buildings and infrastructure as per norms
  - Detailed plans for the buildings and infrastructure;
  - Estimates to develop the infrastructure separately for crossover infrastructure, other infrastructure;
  - Details of project finance;
  - Management plan including proposals maintenance and upkeep;
  - Proposal expressing the ability to develop and maintain such project.

### 23.2.9 Public Purpose Infrastructure

1. Cross over infrastructure and road.
2. The crossover infrastructure shall be provided as per the specifications of the Competent Authority and shall:
3. Sync with the T.P /D.P Roads in the vicinity.
4. Include at least 30 mts wide road on a part of the boundary where T.P/D.P road does not abut to the boundary.
5. The total area of the crossover infrastructure shall be minimum 10% of the Township area of 40hac, and for each additional area of 20 hac. The cross over



infrastructure shall be provided @ 12 %.

6. The crossover road shall be a minimum of 30.0mts and it is not required to be located on the boundary of the boundary/ periphery.
7. The land of public purpose infrastructure shall vest with the competent authority and the developer shall, in person give the possession of such plot to the competent authority.
8. The public purpose infrastructure land shall be disposed as per the following:
  - I. The land for public purpose amenities may be developed on public private partnership (PPP mode) and after public auction.
  - II. The private developers shall be decided based on expressions of interest
  - III. The process shall be carried out after prequalification
  - IV. With respect to the above (i), (ii) and (iii), the competent authority shall make a policy and thereafter do needful for the development of land designated for Public Purpose Infrastructure.
  - V. 25% of the facilities created in Public Purpose Infrastructure shall be provided, on merits to the persons of belonging to the weaker section.

#### **23.2.10 Other Amenities**

- a. 5% for School, Hospital and Public Amenities; and
- b. 5% for Parks and Garden, catering to the neighborhood with public access. Such plots shall have minimum area not be less than 3000 sqmts;
- c. Provided that in case if the township consists of buildings exceeding height more than 40mts, the developer shall have to provide space for fire brigade services, Such services shall be operated and maintained by the township developer but for the purpose of administration it shall be manned by the Municipal staff.

#### **23.2.11 Socially & Economically weaker Section Housing (SEWH) and other infrastructure.**

- a. SEWS housing shall be provided as 5 % land for Socially & economically weaker section housing and 5% consumed FSI as floating floor space, attached with other residential dwelling units to be used for the servants, drivers etc,
- b. 10% of the plot kept for SEWSH shall be allocated for Common plot and 10% for Social Facilities (SF Land). Such social facilities land shall be developed for the purposes mentioned in the table below:

<b>Land for Social Facility</b>	<b>10% of SEWSH Land</b>
School	45% of SF land
Community Center	20% of SF land
Anganwadi	15% of SF land
Health Center	20% of SF land

- c. The land allocated for common plot shall be developed as per GDCR
- d. The beneficiaries of SEWSH can use common facilities of the township on availability.
- e. The township developer shall develop the SEWSH as per the Regulations in Annexure-1;
- f. The township developer shall develop and dispose such housing in consultation with the prescribed authority.

#### **23.2.12 Roads**

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

#### **23.2.13 Other Infrastructure**

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

#### **23.2.14 Physical Planning Parameters**

1. Fill up or reclamation of low-lying, swampy or unhealthy areas, or leveling up of land as required;
2. Lay-out the new streets or roads, construction, diversion, extension, alteration, improvement and closing up of streets and roads and discontinuance of communications in all cases;
3. Layout of new street/ road / Cycle track giving access to the existing habitation if any within or in its vicinity or likely for any town planning scheme in the vicinity to develop in future. Width and alignment of such roads shall be as suggested by the Competent Authority.
4. Cycle tracks shall have to be provided along the roads.

5. Design the circulation pattern to include segregation of pedestrian and vehicular traffic, entry control, access of emergency vehicles to every block, provision of adequate parking etc.
6. Plan and design the neighborhood regarding circulation system, including safety requirements shall be governed by the BIS or as per the norms of the concerned agencies.
7. Design the sewerage system for reuse of water and zero discharge and arrange to operate permanent basis.
8. Provide system to harvest rainwater which may be an integral part of the storm water drainage plan or standalone;
9. The developer shall plan to provide 140 lpcd
10. Ensure to collect, treat and dispose drainage in the township area. However for future shall make provision for connecting it to the city drainage system;
11. Ensure continuous & quality power supply;
12. Provide connectivity to nearest 30 mts wide road
13. The natural drainage pattern shall be maintained without any disturbances. Provided that improvements shall be permitted for efficiency improved improvement.
14. Transit space and facility of segregation of biodegradable and recyclable solid waste shall have to be provided;
15. Space and separate access required as per rules shall have to be provided for power distribution;
16. For public areas and commercial building, so far possible, provide energy of non-conventional sources.
17. Street lights shall be operated using Solar Power.
18. Make provision for Harvesting & Recharging system of Rain Water.
19. Within 3.0 mts distance on either side of the road, trees shall have to be planted and maintain till the maintenance period.
20. Minimum 200 trees per hector, of appropriate species, shall have to be planted and nurtured for the maintenance period.

21. Suitable landscape shall have to be provided for open space and gardens;
22. Urban Design and Heritage to be ensured
23. The competent Authority may relax net density up to 400 dwelling units per hectare Provided that, if the developer cannot allot the SEWSH dwelling units generated because of the floating FSI, to the rightful beneficiary, then he shall be allowed to make additional dwelling units in 5% land designated for SEWS Housing subject to maximum 400 dwelling units per hectare. For such dwelling units he shall be given additional equivalent floating FSI which shall be chargeable at 40% of the jantri rates

**Note:** The developer shall in 5% SEWS Housing land have liberty to allot the dwelling units. However he has to give the entire information of such allotment to the competent authority. This information shall include all dwelling units, either the primary units or additional units likely to be developed on account of the provisions above.

#### **23.2.15 Responsibility of the Township developer**

The Township Developer shall with regard to the township shall:

1. acquire/ own / pool the land at his own expenses;
2. provide at his own expenses the facilities mentioned in clause 8 and 9;
3. develop the township at his cost as approved;
4. develop the land & buildings within for public purpose infrastructure as approved;
5. provide and an undertaking about the terms and conditions the plan to maintain and upkeep of the infrastructure;
6. disclose to the beneficiaries the entire details of the plan, design, the contracts and other details effecting to the beneficiaries;
7. for the maintenance period, maintain and upkeep as per the undertaking, the infrastructure other than the public purpose infrastructure;
8. for the maintenance period, maintain and upkeep the land and property used for public purpose infrastructure;
9. develop the public purpose infrastructure as per the specifications prescribed by the prescribed committee;

10. On issue of building use permission, the township developer shall execute a bank guarantee equivalent to 2% of the cost incurred for the infrastructure. The authority shall revoke this bank guarantee if required to maintain the infrastructure. On the expiry of the maintenance period, this guarantee shall be converted into a corpus fund of the members of the cooperative society.
11. On expiry of the maintenance period, he shall transfer the public purpose infrastructure, free from the entire encumbrance to the Competent Authority. To this effect the township developer give an undertaking;
12. On issue of the building use Permission, organize to form a Registered Cooperative Society of all beneficiaries, elect a promoter / president, issue share capital to each of the beneficiary
13. The scheme developer shall create a common facilities and community utilities as per clause no. 8 (public purpose infrastructure) and handed over to the Competent Authority.

#### **23.2.16 Grant/Refusal of the permission:**

1. On the receipt of the recommendation of the authority or otherwise, the State Government under section 29 (I) (ii) of the act, may relax the GDCR and these Regulations to grant or refuse the proposal.
2. Validity and lapse of the permission shall be according to section 32 of the Act.
3. Development to be commenced within one year from the issue of the permission to construct or the NA order, whichever is earlier.

#### **23.2.17 Interpretation of these Regulation**

1. If any question or dispute arises with regard to interpretation of any of these Regulations the decision of the government shall be final.
2. In conformity with the intent and spirit of these Regulations, the government may, if required in appropriate cases, use the discretionary powers to decide in any of the matters.

#### **23.2.18 Floor Space Index**

For the purpose of these Regulations, irrespective of the Floor Space Index (FSI) prescribed in any zone, it shall be regulated as under:

Total FSI permitted on Gross plot area and shall be sum of Global FSI and Additional FSI as under;

1. Global FSI(GFSI) shall be 1.0
2. Additional Premium FSI shall be permitted on payment to the Competent Authority, as below:

Sr.No.	Additional FSI	Premium Rates
1	25% of GFSI	40% of the Jantri Rates
2	Additional 25% of GFSI	50% of the Jantri Rates

3. Maximum permissible use 1.5 FSI

### 23.2.19 Built-up Area and Height

1. Built-up area shall be regulated as under:
2. 45 % in case of low-rise building and 30 % in case of High-rise building.
3. Height of the buildings shall be permitted as per GDCR. However additional height maximum up to 70 mts shall be permitted on payment at 7 % of the jantri.

### 23.2.20 Zoning, Ground Coverage and other Regulation

1. Irrespective of any zone, uses in the township shall be permissible as proposed in the application under these Regulations. Provided that such permission can be denied by the government on account of safety.
2. Where ever not mentioned, the provision GDCR shall be apply mutates mantis
3. Even after approval under these Regulations, permissions from Airport Authority of India, Department of Forest and Environment for EIA clearance, and necessary permission from relevant department, as required, shall be mandatory.

### 23.2.21 Development of External (offsite Infrastructure)

The Township Developer shall provide the offsite infrastructure shall:

1. Connect to the existing road or development plan road or town planning scheme road having width not less than 30 mts.
2. The developer shall himself provide water supply at his own or connected with the city system.
3. Arrange to collect, treat and dispose in the township area. However for future shall make provision connect to the city drainage system
4. Arrange for the power supply;

5. Bear the entire cost for the offsite infrastructure.
6. The Township Developer shall provide the offsite infrastructure shall:
7. Connect to the existing road or development plan road or town planning scheme road having width not less than 30 mts.
8. The developer shall himself provide water supply at his own or connected with the city system.
9. Arrange to collect, treat and dispose in the township area. However for future shall make provision connect to the city drainage system;
10. Arrange for the power supply;
11. Bear the entire cost for the offsite infrastructure

#### **23.2.22 Development and Monitoring of the Quality of Construction**

1. To ensure that the quality of construction of public purpose infrastructure, the prescribed authority, shall appoint a consultant who would supervise the quality and timely execution of the project.
2. The scheme developer for supervision, deposit 2% of the estimated cost of cost of public purpose infrastructure. Such deposit shall be refunded once the consultant issue of completion certificate.

#### **23.2.23 Grievance Redressal**

1. Any occupant of any of the buildings who is entitled to use the facilities shall have a right to lodge his complain before the prescribed authority;
2. The prescribed authority shall, on the merits, address the issues to:
3. Direct the developer to resolve the issue;
4. May resolve the issue to by reconstructing/ repairing at the cost of developer.
5. The prescribed authority shall recover the cost by revoking the bank guarantee for the cost incurred for the works required to be done by the prescribed authority as per above clause.

### 23.3 Regulation for Hotel<sup>5</sup>

The kind of development shall be regulated by the Act/Policy/Notification, and, as may be amendment from time to time by State Government.

#### 23.3.1 Short Title, Extent and Commencement

1. These Regulations may be called "Regulations for Hotel - 2011"
2. These Regulations shall be applicable within the jurisdiction of the appropriate authority constituted under Gujarat Town Planning & Urban Development Act 1976.
3. It shall come into force on such date as decided by order of the State Government.

#### 23.3.2 Applicability

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

#### 23.3.3 Definition

1. **"Act"** means the Gujarat Town Planning & Urban Development Act 1976.
2. **"Appropriate Authority"** means authority as defined under Act
3. **"Competent Authority"** means any person/persons or authority or authorities; authorized, as the case may be, to perform such functions as may be specified under these Regulations.
4. **"Developer"** means and include a owner/person/persons/ registered society/ association/firm/ company/ joint ventures/ institution/ trusts entitled to make an application to develop any hospitality project;
5. **"Escape routes"** means any well ventilated corridor, staircase or other circulation space, or any combination of the same having, provided at various levels or floors in the building as per requirements in NBC and designed for the purpose of evacuation and by means of which, the occupants can reach to safe place in the open air at ground level.
6. **"Fire escape stairways and routes"** means escape routes, provided at various levels or floors in the building as per requirements in NBC, and designed and placed as advised and approved by the fire officer;
7. **"Fire Officer"** means the Chief fire officer of the Municipal corporation;
8. **"GDCR"** means the prevalent General Development Control Regulations applicable for the relevant appropriate authority.
9. **"Guest Drop off Canopy"** means the canopy at the main entrance.
10. **"Hotel"** means any building or group of buildings under Single Management, in which sleeping accommodation is provided, with or without dining facilities, activity relating to recreation, entertainment, tourist shopping, lobby/lounge,

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<sup>5</sup>Notification date:25<sup>th</sup> April,2011,Notification No:PARCH-102009-6002-L



11. restaurants, bar, shopping area, banquet/ conference halls, health club, dedicated business centre area, swimming pool, parking facilities attached food services, restaurant.
12. **"Refuge Area"** means an area designed and provided at various levels or floors in the building as per requirements in NBC, to hold occupants during a fire or any other emergency and design for safety.
13. **"Service Floor"** means a floor not exceeding 2.2mt height, which shall be buffer to take care of structural transit, laying and looping of the service lines, and other purposes.
14. **"Atrium"** means a large open space, generally give the building a feeling of space and light, often several stories high and having a soft roofing / glazed roof and/or roofing of any material for safety from weather, but not to give a space/ support for any activity to be carried above it.
15. **"Zone"** means the zone as designated in the prevalent sanctioned development plan of the appropriate authority

#### 23.3.4 Duties of the Competent Authority

The Competent Authority shall:

1. within 30 days from the receipt of the application, recommend to the State Government to approve or refuse the proposal;
2. Part any proposal if forms a part of any notified water body or any other area which the authority decides for not being appropriate may after an inquiry deny with reasons in writing.

#### 23.3.5 Procedure for Securing the Permission

1. Subject to the provisions of these Regulations and GDCR, any developer intending to develop under these Regulations shall apply, along with the required documents and drawings as per GDCR, to the Competent Authority under section 26 of the Act, and the Competent Authority shall forward with its opinion to the State Government.
2. The State Government shall under section 29(I) (ii) take decision and make necessary orders. The Competent Authority shall grant permission in accordance to such Government orders.

#### 23.4.1 Planning Provision

1. The hotel under these Regulations shall be permitted on a plot:
  - a. on 30mts wide road or
  - b. In case if it's not on 30mts wide road than such plot should have an

approach 30mts width from 30mts road.

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

Plot area	Rooms
Equal to or above 5000 & up to 8000	100
Above 8000 & up to 10000	150
Above 10000	200

3. Floor Space Index:

a. Irrespective of any zone, maximum permissible Floor Space Index (FSI) shall be as under:

Plot area	Permissible FSI
Equal to or above 5000 & up to 8000	3.0
Above 8000 & up to 10000	3.5
Above 10000	4.0

b. The permissible FSI mentioned above shall be the sum of the Global FSI and Premium FSI. The Global FSI & Premium FSI shall be as under;

I. Global FSI (GFSI) means FSI which permitted irrespective of zone. Such GFSI shall be higher of 0.6 or the FSI permitted in respective zone as per GDCR,

II. Premium FSI means, FSI available on payment. Payment on such FSI shall be at 40% of land jantri rates.

c. For the computation of the FSI the area used for the following shall be excluded,

I. Refuge area required as per NBC;

II. Basement/other floors used for the parking;

III. Atrium, Entrance Porch /Guest Drop Off Canopy;

IV. Fire escape stairways and escape routes;

V. Service floor;

VI. Ramps leading to parking;

VII. Swimming pool on any floor

VIII. Control room for security and Fire.

IX. Sewerage Treatment Plant/ Effluent Treatment Plant

X. Equipment/Air Handling Rooms (AMD) for air conditioning and ventilation

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

5. The escape routes and refuge areas, shall designed in a manner to hold occupants during a fire or terror attack or any other emergency until rescued. The refuge area shall be regulated as under:
  - a. one or more refuge spaces, not necessarily be contiguous but connected with escape routes;
  - b. minimum area of 15 sq.mts and a minimum width of 3.0 mts
  - c. at least one refuge space be provided for every 6 floors or part thereof;
  - d. the refuge and the escape area shall be designed for safety of the occupants;
6. **Margins:** Notwithstanding anything contained in GDCR, margins shall be regulated as under:
  - a. Nothing except cabin and structures related to security may be permitted in the margins;
  - b. Swimming pool shall be permitted in the marginal spaces. However such swimming pool shall:
    - I. Not be permitted in the circulation spaces for the vehicles;
    - II. In 2.0 mts wide periphery of the plot and the buildings.
7. **Built-up Area:**
  - a. On all floors maximum up to 45 % in case of low-rise building and 30 % in case of High- rise building shall be permitted.
  - b. Area under the atrium shall not be considered while calculating the ground coverage and built-up area as per the following conditions;
    - I. Area under the atrium shall not exceed 40% of the ground coverage;
    - II. No intermediate covered spaces at any floor shall be permitted within atrium;
    - III. Only elevators, reception counter, guest lounge, sitting and circulation lobbies shall be permitted under the atrium;
    - IV. Provisions for projection in GDCR shall apply mutatis mutandis to projections within the atrium.
8. **Height of building:**
  - a. Total height of the building shall not exceed 70 mts.
  - b. Additional height (AH) means height more than that permitted in GDCR. Such additional height shall be permitted on payment. Such payment shall be calculated by multiplying the total floor area included in the additional height by 15% of the land jantri rates.
  - c. In case of plant rooms, banquets, ball rooms, restaurant, entrance canopy/porch, entrance lobby, basements, floor height more than that available in GDCR shall be permitted on payment. Such payment shall be calculated by multiplying the floor area for which additional height is

required by 15% of the land jantri rates.

9. **Basements:** The following shall be permitted in the basements:

- a. Parking on more than one levels;
- b. Security cabins, electric cabin, substation, A.C plant room, generator room, boiler room, hotel laundry, housekeeping, stores, lockers and rest room for the reserve staff. Such services shall only be permitted on basement at 1st level below the ground level only.  
The area for such facility shall not exceed 20% of the total basement at that level.
- c. Basements may be permitted in the marginal spaces leaving 3.5 mts margin from the boundary of building unit.
- d. Swimming Pool, Cooling Towers, Communication Equipments
- e. Swimming pool shall be permitted at any floor.
- f. Cooling towers, communication equipments shall be permitted on terraces. The developer shall, at his cost, get an audit of the Structural Stability and Safety from a Structural expert of adequate experience and registered with the Competent Authority.

10. **Parking,** Movement and Mobility shall be regulated as under

- a. Parking shall be permitted on any floor/ basements at any level. Parking for physically challenged people shall have to be provided on ground level.
- b. Ramp leading to parking place may be permitted in margins after leaving, minimum 3.5mts wide margin from the boundary of the building unit.
- c. Minimum parking equivalent to 50 % of the consumed FSI shall be provided;
- d. The parking may be provided in one or more lots and such lots shall have to be provided within the same building unit;
- e. Access for private cars, cyclists, pedestrians, service vehicles, emergency vehicles and public utility vehicles shall be designed for safety and convenience;
- f. Access Points onto public roads should be located and designed in such a manner so as to minimise traffic hazards, queuing on public roads.
- g. % of the parking provided shall be reserved for taxi stand.
- h. Room of minimum 25 sq.mt area shall be provided for drivers along with Water Closet and bath facilities.

### 23.3.7 Structure Safety

Structure safety shall be provided as per the provisions in annexure -1.

### 23.3.8 Miscellaneous Provisions

1. Lifts: The planning and design of lifts shall be in accordance with National Building Code of India.
2. Eco-friendly Practices for. Sewage Treatment Plant & waste management as well as energy saving devices shall be adopted.
3. Yoga Centre of minimum 50 sq. mtr. Should provide.
4. Provisions reuse of water (annexure-2), solar water heating (annexure-3) shall be applicable.
5. The building shall preferably be designed as per Energy Conservation Building Code.
6. For public safety, in consultation with a security expert, CCTV Cameras, Night vision devices, Motion sensors, Control Room, Refuge Areas, escapes routes, etc. shall be included in building planning & design and be installed on completion.
7. De-salinity charge @ 5% of the jantri rates for the entire floor space shall have to be paid to the Competent Authority at the time of issue of issue of development permission.
8. Where ever not mentioned, the provision GDCR shall apply mutatis mutandis.
9. Hotel under this provision shall be permitted in any zone in the development plan. However such permission can be denied on account of safety.
10. Even after approval under these Regulations, permissions from Airport Authority of India, Department of Forest and Environment for EIA clearance, and all other relevant department, as required, shall be mandatory.
11. The structural safety of the building shall be the responsibility of the developer. The developer shall, at his cost, get an audit of the Structural Stability and Safety through any independent Competent Authority or a Structural expert of adequate experience and good reputation and registered to the Competent Authority.
12. Fire safety provision shall be made in accordance to GDCR.

## 23.4 Regulation for Hospital<sup>6</sup>

The kind of development shall be regulated by the Act/Policy/Notification, and, as may be amendment from time to time by State Government.

### 23.4.1 Short Title, Extent and Commencement

1. These Regulations may be called "Regulations for Hospital - 2011"
2. These Regulations shall be applicable within the jurisdiction of the appropriate authority constituted under Gujarat Town Planning & Urban Development Act 1976.
3. It shall come into force on such date as decided by order of the State Government.

### 23.4.2 Applicability

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

### 23.4.3 Definition

1. **"Act"** means the Gujarat Town Planning & Urban Development Act 1976.
2. **"Appropriate Authority"** means authority as defined under Act
3. **"Competent Authority"** means any person/ persons or authority or authorities; authorized by the Prescribed Officer as the case may be to perform such functions as may be specified under these Regulations.
4. **"Developer"** means and include a owner/person/persons/ registered society/ association/firm/ company/ joint ventures/ institution/ trusts entitled to make an application to develop any hospitality project;
5. **"Escape routes"** means any well ventilated corridor, staircase or other circulation space, or any combination of the same, designed for the purpose of evacuation and by means of which, the occupants can reach to safe place in the open air at ground level.
6. **"Floor Space"** means the sum of the area of each floor calculated for the purpose of FSI;
7. **"Fire escape stairways and routes"** means escape routes designed and placed as advised and approved by the fire officer;
8. **"Fire Officer"** means the Chief fire officer of the Municipal corporation;
9. **"GDCR"** means the prevalent General Development Control Regulations applicable for the relevant appropriate authority.
10. **"Entrance Canopy"** means the canopy at the main entrance.
11. **"Atrium (plural atria)"** means a large open space, generally give the building a

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<sup>6</sup> Notification date: 25 April, 2011, Notification No: PARCH-102010-4990-L

feeling of space and light, often several stories high and having a soft roofing / glazed roof and/or roofing of any material for safety from weather, but not to give a space/ support for any activity to be carried above it, often situated within an office building, shopping arcade, shopping centre, and located immediately beyond the main entrance.

12. **"Refuge Area"** means an area designed and provided at various levels or floors in the building as per requirements in NBC, to hold occupants during a fire or any other emergency.
13. **"Hospital"** means under Single Management, any building or group of buildings or multiple buildings consisting of a complex accommodating facilities to prevent, treat, and manage illness and the preservation of mental and physical well-being through the services offered by the medical and allied health professions including research and health club and physiotherapy centers.
14. **"Global FSI"** means FSI permissible under these Regulations irrespective of the zone.
15. **"Zone"** means the zone as designated in the prevalent sanctioned development plan of the appropriate authority.
16. **"GDCR"** means the prevalent General Development Control Regulations applicable for the relevant appropriate authority.
17. **"Entrance Canopy"** means the canopy at the main entrance.
18. **"Atrium (plural atria)"** means a large open space, generally give the building a feeling of space and light, often several stories high and having a soft roofing / glazed roof and/or roofing of any material for safety from weather, but not to give a space/ support for any activity to be carried above it, often situated within an office building, shopping arcade, shopping centre, and located immediately beyond the main entrance.
19. **"Refuge Area"** means an area designed and provided at various levels or floors in the building as per requirements in NBC, to hold occupants during a fire or any other emergency.
20. **"Hospital"** means under Single Management, any building or group of buildings or multiple buildings consisting of a complex accommodating facilities to prevent, treat, and manage illness and the preservation of mental and physical well-being through the services offered by the medical and allied health professions including research and health club and physiotherapy centers.
21. **"Global FSI"** means FSI permissible under these Regulations irrespective of the zone.
22. **"Zone"** means the zone as designated in the prevalent sanctioned development plan of the appropriate authority

#### 23.4.4 Duties of the Competent Authority

1. For the purpose of these Regulations, the Competent Authority shall;

2. within 30 days from the receipt of the application, recommend to the State Government to approve or refuse the proposal;
3. may deny, after giving reasons in writing, if the proposal forms a part of any notified water body or any difficult area;
4. May recommend to the government to allow the benefits available under any scheme of the state or central government.

#### 23.4.5 Procedure for securing the permission

1. Subject to the provisions of these Regulations and the GDCR, any developer intending to develop under special planning provisions of these Regulations shall apply to the Competent Authority under section 26 of the Act, along with the required documents and shall forward copy to the State Government.
2. The State Government shall under section 29(I) (ii) take decision and make necessary orders. In accordance to such orders the authority shall grant permission.
3. With regard to procedure to be followed the manner of application, the documents to be submitted along with the applications, the protocols of drawings to be submitted, etc. unless otherwise prescribed, the provisions of GDCR of the appropriate authority shall apply mutatis mutandis.

#### 23.4.6 Planning Provision

1. The Hospital under these Regulations shall be permitted on an approach and or road which is 30mts or wide.
2. Floor Space Index:

Irrespective of any zone, permissible Floor Space Index (FSI) under these Regulations is as under:

- a. Maximum FSI shall be as under

Plot area	Permitted FSI
Above 5000 & up to 6000	3.0
Above 6000 & up to 10000	3.5
Above 10000	4.0

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

- I. Global FSI (GFSI) shall be

1. 0.6 in any area or
2. Permissible FSI in any zone, not having premium and applicable for residential use.



- II. Premium Floor Space Index (PFSI). PFSI shall be available on payment for the area at 40% of land jantri rates to the Competent Authority,
- c. The built up area of following shall be excluded from the computation of the FSI:
  - I. Basement and other floors used for the parking;
  - II. Refuge area as required as per NBC;
  - III. Entrance Canopy area;
  - IV. Atrium;
  - V. Fire escape stairways and routes, Escape routes,
  - VI. Ramps leading to parking spaces or any other floors;
  - VII. Control room for security and Fire Control
  - VIII. Equipment /Air Handling Rooms (AHU) for air conditioning and ventilation requirements.
3. Entrance Canopy, Porch and Lift for the access to parking, at the ground level shall be permitted. Such canopy may be permitted to be on raised level not exceeding 2.5 mts
4. On each floor, for safety and emergency exit, provide escape routes and refuge areas, on locations as required in the design.
5. The refuge and the escape area shall be regulated as under:
  - a. To hold occupants during a fire or terror attack or any other emergency until rescued;
  - b. Refuge Area shall be regulated as under:
    - I. One or more refuge spaces, not necessarily be contiguous but connected with escape routes;
    - II. Minimum area of 15 sq.mts and a minimum width of 3.0 mts
    - III. At least one refuge space be provided for every 6 floors or part thereof;
    - IV. The refuge and the escape area shall be designed for safety of the Occupants; design of refuge area should comply with the provisions of NBC
6. **Margins:** Notwithstanding anything contained in GDCR, margins shall be regulated as under:
  - a. Nothing except cabin and structures related to security may be permitted in the margins;
  - b. Vehicle lifts shall be permitted within the margin spaces. However a clear margin of 9.0 mts in the front and 3.5 mts on other sides shall have to be maintained.

7. **Built-up area:** Built-up area shall be regulated as under;
- a. 45 % in case of low-rise building and 30 % in case of High-rise building
  - b. Area under the atrium shall not be considered while calculating the ground coverage and built-up area;
  - b. Provided that;
    - I. Such area under the atrium shall not exceed 40% of the ground coverage;
    - II. No intermediate covered spaces at any floor shall be permitted in area under the atrium;
    - III. Only elevators, Reception counter, inquiry counter spaces for sitting and circulation lobbies shall be permitted under the atrium;
    - IV. Projection in margin in GDCR shall apply mutatis mutandis projections within the atrium.
8. Height of Building
- a. Higher than that permitted under the GDCR shall be known as additional height. The Additional height (AH) shall be regulated as under:
  - b. Maximum height of 70 mts shall be permitted;
    - a. AH shall be permitted on payment. Such payment shall be based on applicable.
    - b. Rates (AR), which would be equivalent to 15% of the land jantri rates, The calculations shall be as under:
      1. For individual floors, multiply the floor area for which AH is asked for with AR;
- Or**
2. For building, multiply the sum of the floor area of all the floors which are above the permissible height with AR;
- c. Additional Floor to Floor Height more floor height than as prescribed in GDCR for public areas, plant rooms, banquets, ball rooms restaurant, entrance canopy/porch, entrance lobby, basements can be availed on payment as per above sub clauses.
9. **Basements:** The following may be permitted in the basements:
- a. Parking on more than one levels;
  - b. Space for services which may include electric cabin, substation, a.c. plant room, boiler, housekeeping, rooms for the care takers, morgue, collection of waste, such as biomedical, plastic, paper, glass, diagnostic, etc., central laundry, CSSD change room, library room, rest room for the reserve staff. However such services shall only be permitted on one level of basement. Such uses shall strictly be

ancillary to the principal use. However these areas shall not exceed 20% of the total basement area and for such area payment at the rate of 5% of the jantri shall have to be made.

- c. Security cabins may be permitted at every level of basement;
- d. Basements may be permitted in the marginal spaces. However for the safety requirements, it shall not be permitted in 3 mts wide area along the perimeter of the building unit;

10. Parking, Movement and Mobility (PMM) shall be regulated as under

- a. Parking shall be permitted on any floor/ basements at any levels;
- b. Parking shall not be insisted at Ground level or as surface parking. However parking for physically challenged people shall have to be provided on ground level;
- c. Ramp leading to parking place may be permitted in margins after leaving all around the building, minimum 3.5 mts wide space.
- d. Minimum parking equivalent to 50 % of the consumed FSI shall be provided.
- e. The parking can be provided in one or more lots. However it shall have to be provided within the same building unit;
- f. Access for private cars, cyclists, pedestrians, service vehicles, emergency vehicles and public utility vehicles shall be designed for safety and convenience;
- g. Access Points onto public roads should be located and designed in such a way as to minimize traffic hazards, queuing on public roads.
- h. On each floor minimum of one service corridor of minimum 2.5 mts width, having access from each floor and is connected to the lift shall be provided;

#### 23.4.7 Structure Safety

Structure Safety Regulations shall be applicable

#### 23.4.8 Miscellaneous Provisions

1. Lifts - planning and design: The planning and design of lifts shall be in accordance with National Building Code of India.
2. Eco-friendly Practices (a) Sewage Treatment Plant (b) rain water harvesting (c) waste management (d) pollution control method for air, water and light (e) introduction of non CFC equipment for refrigeration and air conditioning.
3. Provisions reuse of water (annexure-2), solar water heating (annexure-3) shall be applicable.
4. The building shall preferably be designed as per Energy Conservation Building Code.

5. For public safety, in consultation with security experts, CCTV Cameras, Night vision devices, Motion sensors, Control Room, Refuge Areas, escapes routes, etc. shall be included in building planning & design and be installed on completion
6. Where ever not mentioned, the provision GDCR shall apply mutatis mutandis.
7. Hospital under this provision shall be permitted in any zone in the development plan.
8. Provided that such permission can be denied by the government on account of safety.
9. Even after approval under these Regulations, permissions from Airport Authority of India, Department of Forest and Environment for EIA clearance, and all other relevant department, as required, shall be mandatory.
10. The structural safety of the building shall be the responsibility of the developer. The developer shall, at his cost, get an audit of the Structural Stability and Safety through any independent Competent Authority or a Structural expert of adequate experience and good reputation identified and advised by the Competent Authority.
11. Deduction as decided by the Competent Authority shall be applicable in case where the plots are not the part of the Town Planning Scheme area.
12. Fire safety provision shall be made in accordance to GDCR
13. Entrance Canopy, Porch and Lift for the access to parking, at the ground level shall be permitted. Such canopy may be permitted to be on raised level not exceeding 2.5 mts,
14. On each floor, for safety and emergency exit, provide escape routes and refuge areas, as per NBC
15. For poor and middle class patients, 10 % of the total nos. of beds shall be designated and 30% of the decided rates shall be charged. The Competent Authority shall monitor the implementation.
16. Whenever the township is included in the Town Planning Scheme:
  - I. Separate final plot shall be allotted to all public purpose plots and all such final plots shall vest with the competent authority.
  - II. Include the crossover roads as town planning scheme roads. The developer shall maintain all such crossover roads for a specified period by the Competent Authority and on completion of the maintenance period handover the roads to the Competent Authority.
  - III. The developer shall make the payment of the net demand to the authority
17. The developer may make a demand to get benefits of any existing infrastructure facility and on receipt of such demand; the competent authority may consider to provide the benefit of the same on any terms and conditions which may decide.
18. The developer shall have to pay, all fees as per GDR, fire charge or any other fees levied under section 23 (1) (VI-a).

19. At the time of issue of the building use permission, the developer shall make the payment for the expenditure likely to be incurred for the infrastructure.
20. The premium for chargeable FSI shall be calculated based on weighted average of the Jantri With respect to the rule no. 10.1 and the relevant annexure the following shall be applicable:

The competent Authority may relax net density up to 400 dwelling units per hectare

#### **23.4.9 Special Planning Provisions (SPP) where 4.0 or more FSI is granted:**

Minimum requirements of the Hospital shall be as under;

1. 100 beds
2. Two operation theatres, ICU, Code blue room,
3. Designated Space for Teaching, Research & Library facilities, centralised sterilization facilities, indoor pharmacy & dispensing pharmacy, Housekeeping facilities and Lenin room, Cafeteria,/ Restaurant, Indoor catering facilities,
4. Compulsory HVAC ( centralised air conditions) systems for ICU, operation theatres & other critical facilities
5. Designated area for Gas manifold & piped supply of Medical Gas,
6. Staging, material receiving areas
7. Power backup for critical facilities & on-conventional energy use shall only be compulsory in case of non critical facilities;
8. The design should comply with WHO standards or equivalent
9. Waste management as per GSPC rules.

#### **23.5 Gujarat Affordable Housing Policy-2014<sup>7</sup>**

**The kind of development shall be regulated by the Act/Policy/Notification, and, as may be amendment from time to time by State Government.**

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<sup>7</sup> Urban Development and urban Housing Department, Resolution Number: AFH/102013/808/TH-1, Sachivalaya Gandhinagar, Dt.15/01/2014. **Reference:** letter No GUDM/affordable housing/2013-2014/2170 of Project Specialist, Affordable Mission, Gandhinagar date 17/08/2013.

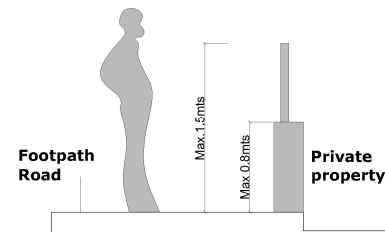
# 24 BUILDINGS AND INFRASTRUCTURE

## 24.1 Architectural Elements

### 24.1.1 Boundary Wall/ Compound wall

#### For all Buildings other than Industrial:

1. The height of a boundary wall towards the road-side shall not exceed 1.5mts from the crown of the adjacent road and 1.8mts from the crown of the adjacent road for all other sides of the building-unit.
2. For building-units at junction of roads, a grill fence shall be provided with the following provisions:
  - a. At least 50% perforation in the grill.
  - b. The base of the fence shall not exceed 0.8mts from the level of the crown of the adjacent road for a length of 9mts. from the corner of the building-unit at the junction

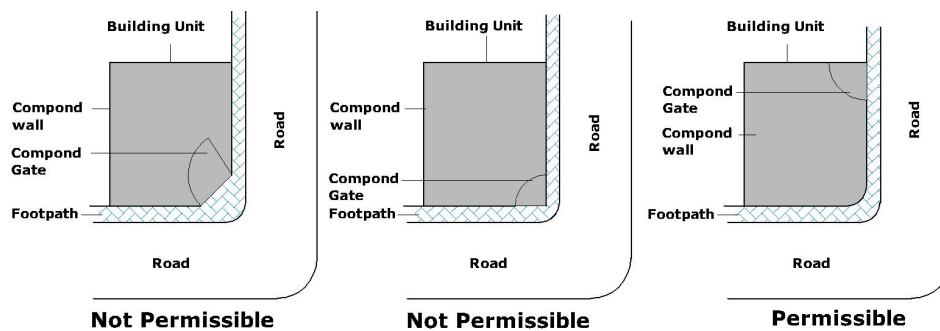


#### For Industrial Buildings:

The height of a boundary wall on all sides shall not exceed 3mts from the crown of the adjacent road.

### 24.1.2 Boundary Gate/Compound Gate

1. Boundary gate shall not open outward and shall be provided with a means to prevent the gate from opening outward on the pavement or road.
2. The minimum width of a boundary gate for High-rise buildings shall be 6mts.
3. For building-units at junction of roads, the following shall be applicable:
  - a. A gate shall not be permitted on the curvature of the boundary wall.
  - b. If the adjacent road width is equal or more than 12mts, the opening in the



boundary wall shall be located at a minimum distance of 15mts. from the corner of the building-unit at the junction. If the length of the road side edge is less than 15mts, the opening in the boundary wall shall be provided at the farthest end from the junction.

### 24.1.3 Level of Building-unit

The level of the Building shall be established with respect to the average ground level or High flood level, as may be applicable. This level shall in no cases be lower than the crown level of the adjacent road. For Building-units with access from two or more roads, the level shall be considered from the wider road.

In the case of a building-unit where the level of the land is lower than the crown of the road in front and which in the opinion of the Competent Authority, could be drained off in the storm water drainage and sewer, the Competent Authority may permit a suitable lower level.

Any difference between the building-unit level and road level shall be accommodated within the building-unit boundary

### 24.1.4 Paving in Building unit

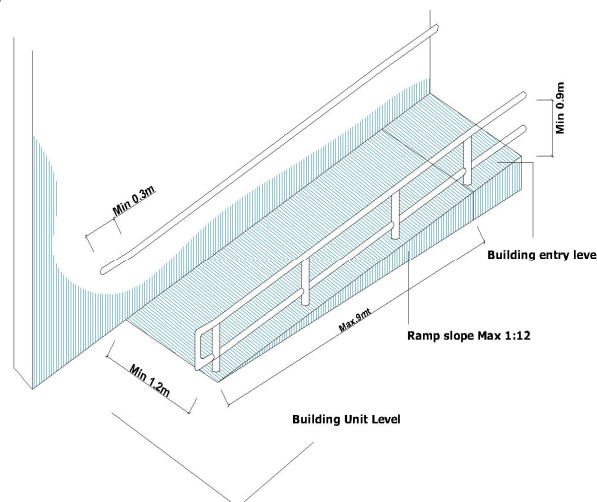
Maximum of 50% of the total open space including marginal open spaces and common plot of a building-unit shall be paved. The remaining shall be permeable for rain water percolation.

### 24.1.5 Access Path

1. Access path from the building-unit entry to the building entry or plinth shall have a minimum width of 1.5mts with an even surface and devoid of steps.
2. In case of a sloping access path, the gradient shall not be greater than 1:12.
3. Any difference between the road level and building-unit level shall be accommodated within the building-unit boundary.

**For all Buildings (Except Dwelling-I&2):**

1. Minimum one entrance shall be provided that is accessible by people with disability and accompanied by appropriate signage's as per Regulation 24.5.3
2. Minimum width of this ramped access path shall be 1.2mts, 1.5mts and 1.5mts for the ramp length of 3.6mts, up to 9mts and more than 9mts respectively
3. The pedestrian ramp leading main entrance required as per these regulations may be provided in the margin.
4. In case of sloping access path or ramp:
  - a. The gradient shall not be greater than 1:12.
  - b. Minimum width of ramp shall be 1.2mts and the maximum continuous length shall be 9mts. Such ramp shall have 800mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.
  - c. Entrance landing shall be providing adjacent to ramp with the Minimum dimension 1.2mts x 1.5mts.
  - d. The surface material shall adequately guide visually impaired by using color and brightness that is different from the surrounding floor material or by using 'guiding floor material' that emits different sounds.
  - e. Curbs, wherever provided, should blend to a common level.
5. For any additional stepped approach:
  - a. Minimum width shall be 1.35mts.
  - b. Size of tread shall not be less than 300mm. and maximum riser shall be 150mm.
  - c. The steps shall not have abrupt (square) nosing.
  - d. Maximum number of risers on a continuous flight without landing shall be limited to 12.
  - e. The stepped approach shall be provided with 800mm high hand rail on both sides. Hand rails shall extend 300mm on the top and bottom flight of the steps.
  - f. All steps edges shall have a contrasting color band of 50mm width stretched entirely across the step width. The edges should also be non-slippery.





### 24.1.6 Plinth

1. The plinth of the habitable area of any building shall be at a minimum height of 0.45mts from the established level of the building-unit.
2. The building may be permitted on hollow plinth at the ground level with the following provisions:
  - a. Has maximum height of 3.5mts from finished ground level to finished floor level and minimum height shall be 3.0mts from finished ground level to finished floor level and is free of enclosures except for staircase and other permitted uses under this Regulation.

### 24.1.7 Entrance

For all buildings other than Dwelling-I&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 900-1000 mm above floor and must enable the user to operate it with a single hand.

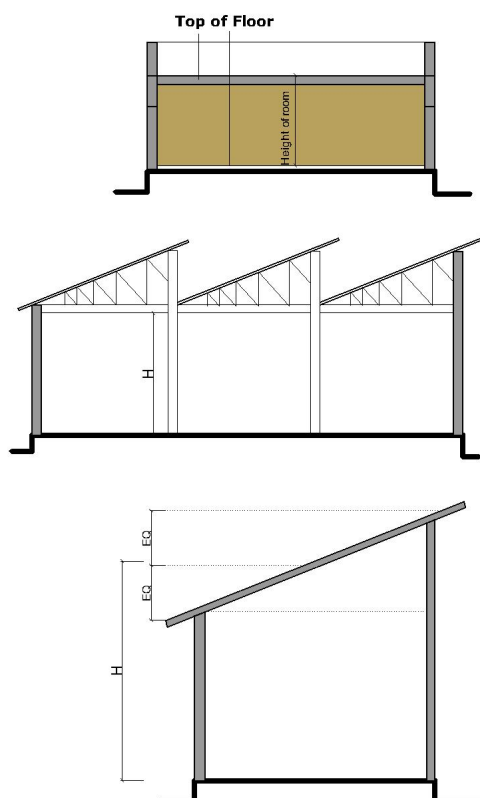
### 24.1.8 Minimum Clearance Height in Buildings

#### 1. For Dwelling Units or Commercial Buildings

- a. All habitable spaces shall have minimum height of 2.9mts between finished floor levels.
- b. All circulation and service spaces such as verandah, bathroom, washroom, toilet, passage, puja room, store room and stair cabin shall have a minimum clearance height of 2.1mts.

#### 2. For Industrial Uses, All occupiable spaces shall have a minimum clearance height of 3.0mts.

#### 3. In case of folded roof, minimum



**clearance height** shall be 3.0mts (measured from the lowest point of the fold).

4. **In case of sloping roof**, minimum clearance height shall be 2.2mts (measured from the lowest point of the roof). The average height of the room shall not be less than the minimum clearance height as applicable according to the building use and stipulated above.
5. **In case of trussed roof**, minimum clearance height shall be measured from the floor level to the bottom of the tie beam and shall be 2.8mts.
6. **For Hollow Plinth**: Spaces of hollow plinth for the purpose of parking with maximum height of 3.5mts from finished ground level to finished first floor level and minimum height shall be 3.0mts from finished ground level to finished first floor level.
7. **For Basement**: Basement exclusively used for parking shall have minimum height of 2.8mts, and maximum height of 3.8mts, measured from finished basement floor level to finished upper floor level.

#### 24.1.9 Mezzanine

Mezzanine floor shall have a minimum clear height of 2.1mts which may be allowed in a room at a minimum clear height of 2.1mts from the floor level if the area does not exceed 30% of the area of the enclosed space.

#### 24.1.10 Loft

Loft of a maximum height of 1.2mts may be allowed in a room at a minimum clear height of 2.1mts from the floor level if the area does not exceed 30% of the area of the enclosed space

#### 24.1.11 Basement

1. Basement is allowed within a building-unit as per specifications as per Planning Regulation No.15.9.1.
2. The area available after providing the required margins may be utilized for basement.
3. It may be provided at two levels as per Planning Regulation 15.9.1.2
4. Basement in a building shall have a minimum clear height of 2.8mts.
5. If basement is used for parking, vehicular ramps shall be provided as specified in performance Regulation 24.1.14.
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 motor able as per Regulation 25.2.2

7. During construction of basement, necessary shoring and strutting including sheet piling shall require.
8. Provision for drainage or water supply shall not be permitted in the basement.
9. Material used for construction of basement shall be fire resistant. Wood or any other combustible material shall not be used as structural members of a basement.
10. Access to the basement to be provided as per Performance Regulation 24.1.13, 24.1.14 and 24.8

#### 24.1.12 Railings

1. A parapet/railing with a minimum height of 1.15mts from the finished floor level shall be provided to ensure safety at all accessible edges of a building such as roof edges, staircase, terrace, balcony, floor edges or any large openings.
2. Railing for staircase shall be as per Performance Regulation 25.4.1(8) the maximum dimension of the railing/parapet perforations shall not exceed 0.15mts.
3. In buildings meant for predominant use by children, it will be necessary to suitably alter the height of the hand-rail and other fittings & fixtures.
4. Hand-rail for any level difference shall be provided with a pipe of minimum diameter of 40mm and as illustrated across.

#### 24.1.13 Terrace

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

#### 24.1.14 Staircases

Staircase in a building and its specifications shall be determined as mentioned in the table below. The minimum width of the flight shall be exclusive of parapet and floor-mounted railing.

	Use	Height of Building(mts)	Staircase		
			Min.Flight Width(mts)	Min.Tread (mm)	Max.Riser (mm)
1	Dwelling-1&2	Three Floors Up to 12m	1.0	230	200
2	Dwelling-3	Up to 16.5 mt	1.2	250	180
2a	Dwelling-3	More than 16.5 mt up to 40mt	1.5	250	180
2b	Dwelling-3	More than 40mt	2.0	300	160
3a	Educational-1&2	Up to 25m	1.5	300	160
3b	Educational-1&2	More than 25m	2.0	300	160

4a	Institutional, Religious, Public-Institutional Agricultural-1,2,3 Public Utility	Up to 25m	1.5	300	160
4b	Intuitionial, Religious, Public-Institutional, Public Utility	More than 25m	2.0	300	160
5a	Mercantile-1,2,3 & Business	Up to 25m	1.5	300	160
5b	Mercantile-2,3 & Business	More than 25m	2.0	300	160
6	Assembly	For all heights	2.0	300	160
7a	Hospitality Sports and Leisure Parks, Service Establishment	Up to 16.5m	2.0	300	160
7b	Hospitality Sports and Leisure Parks, Service Establishment	More than 16.5m	2.0	300	160
8	Industrial Storage, Transportation	For all heights	1.5	300	160

### 1. Staircase for Basement

- The staircase to the basement shall have the same width as the regular staircase leading to upper floors.
- Any staircase leading to the basement shall be as per Performance Regulation 26.4 staircase shall be provided from the lowest level of the basement as a means of access or exit at a travel distance mentioned in the table below:

No	Building Use	Travel Distance(mts)
1	Residential use	30
2	Commercial Use, Mixed use	25
3	Hazardous use	20

### 2. Staircase for all Building other than detached and semi-detached dwelling units:

Separate staircase shall be provided if the ground floor or any other floor in a residential building is used for non-residential purpose.

3. For all buildings, staircase shall be compliant with Performance Regulation 25.4.

#### 24.1.15 Ramp

##### 1. Ramp for Vehicular Access

- a. Minimum width and radius for a ramp for two-wheelers, cars and trucks, respectively are specified in the table below:

Vehicle	Minimum width of ramp (meters)	Minimum radius of inner curve (meters)
Two-wheeler	2.0	2.0
Car	3.25	3.0
Truck	6.0	4.0

- b. The maximum slope of ramp shall be 1:7.
- c. A level platform of width equal to ramp width and length of minimum 4.5mts. Shall be provided at end of the ramp at ground level and basement level.
- d. A minimum clear height of 2.6mts shall be maintained at all points on the ramp.
- e. For parking in basement/s, the number and width of ramp shall be provided as specified below:

Area of Parking in Basement	Number of Ramps	Width of Ramp
≤500sq.mts	1	3.25 mts
>500sq.mts	1	6.5mts
	2	3.25mts each

##### 2. Ramp for Pedestrians:

For Buildings exceeding 4mts height with following uses: Institutional, Assembly, Public Institutional, Educational-2, and Mercantile-2; a pedestrian ramp shall be provided unless provision for a lift is made as per Regulation 24.8 The ramp shall be provided with the following specifications:

- a. The minimum width of the ramp shall be 1.2mts, 1.5mts and 1.5mts for the ramp length of 3.6mts, up to 9mts and more than 9mts respectively.
- b. A landing shall be provided of 1.5 mts depth for every 9mts length of the ramp.
- c. The slope of a ramp shall not exceed 1 in 12.
- d. Surface of the ramp shall be slip-resistant and the edge of the ramp shall be protected with a minimum height of 100mm.
- e. Handrails on the ramps shall be on both sides at two levels; at 700mm and

900mm, both ends shall be rounded, grouted and extended 300mm beyond top and bottom of ramp.

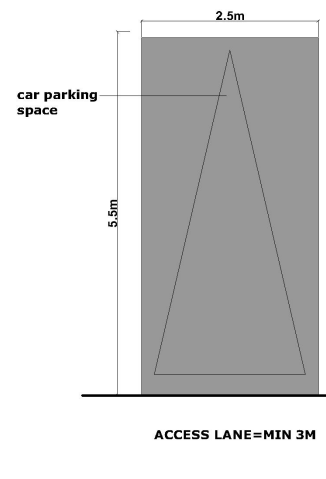
- f. Entrance landing shall be provided at the starting and ending level of the ramp with the minimum length equal to 1.5mts.
- g. Ramps shall lead directly to outside open spaces at ground level or courtyards or other safe places.

## 24.2 Parking

### 24.2.1 Parking to be provided

In any building, provision for parking shall be made as per requirements specified in Planning Regulation No.15.8

1. Parking for people with disability shall be provided for all buildings and facilities other than Dwelling-I&2 as per Performance Regulation 24.2.2(5).



### 24.2.2 Design of Parking for cars

Parking layout for cars in all buildings shall conform to the following specifications:

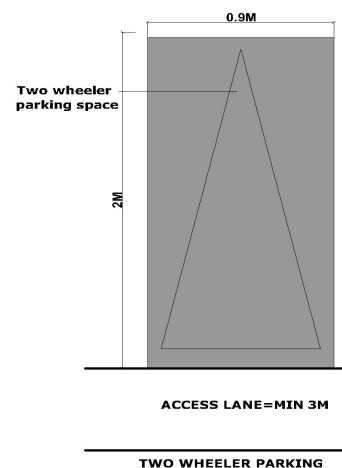
1. Minimum dimension of a space provided for parking a car shall be 2.5mts x 5.5mts.
2. Each car parking space should be connected to the street providing access to the building-unit by means of an access/exit lane.
3. Minimum width of the access/exit lane for single-sided parking shall be 3mts and for double-sided parking layout, the minimum width of the access lane shall be 5.5mts.
4. A minimum clear height of 2.6mts shall be maintained at all points in the parking space and access/exit lanes.
5. Minimum provision of one accessible car parking space shall be provided for people with disability for every 25 car parking spaces or less. This Accessible car parking space shall:
  - a. Have a minimum width of 2.5mts.
  - b. Have a 1.2mts side transfer bay. This can be shared by two successive parking bays.
  - c. be located within 30mts from the main entrance of the building

- d. have appropriate signage's indicating that the space is reserved for wheel chair that are conspicuously displayed as specified in Regulation 24.5.3
- 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.

### 24.2.3 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.



### 24.2.4 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.

## 24.3 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.

## **24.4 Ventilation**

### **24.4.1 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 VIM Building Services, Section-I Lighting and Ventilation, National Building Code and to the satisfaction of the Competent Authority.

### **24.4.2 Ventilation of Basement**

Every basement shall be ventilated adequately for its respective use. Vent Duct openings shall be permitted at Building-unit level in accordance with Performance Regulation 25.2.2. 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.

### **24.4.3 Ventilation of Atrium**

Any atrium covered from top shall be provided with provision of light and ventilation.

### **24.4.4 Ventilation of Bathroom and Water Closets**

1. Every bathroom and water closet shall be ventilated adequately.
2. At least one of the walls of a water closet or bathroom or sanitary block shall have an opening of minimum 0.25 sq.mts. for each unit of w.c or bathroom. Such opening shall open into an open space with minimum width of 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 VIM Building Services, Section-I Lighting and Ventilation, National Building Code, and to the satisfaction of the Competent Authority.

### **24.4.5 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.

#### **24.4.6 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.

#### **24.4.7 Change of ventilation system**

No permission shall be granted to convert an existing air-conditioned theatre to a non-air-conditioned theatre.

#### **24.4.8 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

#### **24.4.9 Air Conditioning of Special Building**

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.

## **24.5 Water related Requirement**

### **24.5.1 Water Storage Tank**

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

### **24.5.2 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 24.6.2.

### **24.5.3 Signage's**

Signage directly pertaining to the use of the building may be erected on the plot.

#### **For all Building other than Dwelling-1&2**

Signage's 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 color and properly illuminated to help people with limited vision to differentiate amongst primary colors.
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.

### **24.5.4 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.

## **24.6 Sanitation**

Minimum sanitary accommodation shall be provided for all proposed buildings and additions and extensions to existing buildings.

### 24.6.1 For Residential Buildings

The minimum sanitary requirement for a residential dwelling unit shall be one water closet of minimum 0.9sq.mts area

### 24.6.2 For all Building other than Residential

1. Minimum one special water closet shall be provided for the use of persons with disability with provision of wash basin and drinking water at the ground level.
  - a. Minimum size of toilet shall be 1 mts. x1.75 mts.
  - b. Minimum width of door shall be 900mm with outward door swing.
  - c. Suitable arrangement of vertical or horizontal hand rails with 50mm clearance from the wall shall be provided.
  - d. W.C. seat shall be 500mm from the floor.
2. Water closets shall be provided for each gender with a minimum area of 0.9 sq.mts area. The number of water closets shall be decided on the basis of the maximum number of building users of that gender at any time and as specified in the table below:

Building Use	Rate for No. of Users	No. of Users	Min. No. of Urinals	Min. No. of Water Closet	Min. No. of Washbasins or Wash area
Educational-1,2	1 user per 1. Sq.mts of carpet area		5 or 1 per 50 users or less, whichever is more	2 or 1 per 200 users or less per gender, whichever is more	
Business Mercantile 1,2,3 Hospitality- 1,2 Institutional Public Utility Public Institutional Assemble1,4	1 users per 4 sq.mts per carpet area	<20	1 may be provided	1 WC per gender each	
Business Mercantile 1,2,3 Hospitality- 1,2 Institutional	1 users per 4 sq.mts per carpet area	21-100	1 per 25 users or less	1 per 25 users or less per gender	
		101-500	1 per 50 users or less	1 per 50 users or less per	

Public Utility Public Institutional Assembly-1,4		>500	1 per 100 users or less	gender 1 per 100 users or less per gender	
Building Use	Rate for No. of Users	No. of Users	Min. No. of Urinals	Min. No. of Water Closets	Min. No. of Washbasins or Wash area
Industrial- 1,2,3,4, Storage	1 users per 25sq.mts of carpet area	1-100	1 per 100 users or less	1 per 25 users or less per gender	
		>100	1 per 50 users or less	1 per 50 users or less per gender	4 sq.mts of wash area
Special Buildings Assembly- 2,3	1 users per seat		1 per 75 users or less	1 per 100 users or less per gender	1 washbasin per 200 users or less
<b>Note:</b> The proviso for urinal/toilet shall be equally provided for both the genders					

3. Minimum 50% of such water closets and urinals shall be provided in common and accessible locations of the building.
4. These sanitation facilities shall be provided with signage indicating the use and the intended users' gender as per Performance Regulation no. 23.7.

#### 24.6.3 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.

### 24.7 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.

#### 24.7.1 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 any source of drinking water, such as a well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as 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 liters. The length of the tanks shall be least twice the width.
  - b. Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable material as approved by the competent authority.
  - c. Under no circumstances should effluent from a septic tank be 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 entire pit should be filled with loose stones. A masonry ring should be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe should be taken down to a depth of 90cms from the top as an anti-mosquito measure.

- h. When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 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 of 70 to 100mm. Each dispersion trench should not be longer than 30mts and trenches should not be placed closer than 1.8mts to each other.

The above mentioned Regulations shall be subject to modification from time to time as required by Gujarat Pollution Control Board/ Rajkot Municipal Corporation/ Rajkot Urban Development Authority.

#### 24.7.2 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.

#### 24.8 Lifts and Elevators

##### 24.8.1 For Building 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.

##### 24.8.2 For Buildings exceeding 13 mts height

- For buildings with height more than 13 mts, lifts shall be required as per the following table:

No	Building Use	Height of Building	Minimum no. of Lifts (Whichever is more from column A and B)	
			A	B
1	Dwelling	Above 13 mts	Minimum 1, or	1 lift per twenty dwelling units(excluding dwelling units on ground level and two upper floors or Hollow plinth and two upper floors)or 1 lift per 1000sq.mts(excluding area on ground level and two upper floors or Hollow plinth and two upper floors)
		Above 25mts	Minimum 2, or	
2	Non-Residential	Above 13mts	Minimum 1, or	
		Above 25mts	Minimum 2, or	

- For buildings with height above 25.0mts, one of the required lift shall be a fire lift, in conformity with Fire Safety Regulations No.25

### 24.8.3 General Requirements for Lifts and Elevators

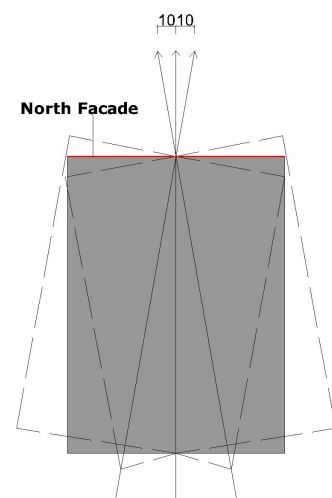
1. Lift shall be provided from the ground level or lower level.
2. Minimum capacity of the lift shall be for six persons.
3. Minimum area for a passenger lift car shall be 2.2sq.mts with a clear door opening with minimum width of 900mm. A clear landing area in front of the lift doors shall have minimum dimensions of 1.8mts x 1.8mts.
4. A handrail of 600mm length shall be provided at a height of 1mts from the floor of the lift car.
5. The duration of an automatic closing lift door shall be minimum 5 seconds with a maximum closing speed of 0.25 m/sec.
6. 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.
7. Number and type of lifts to be provided in different types of buildings shall conform to standards specified in the National Building Code of India, Part VIII -Building Services, Section 5- Installation of Lifts and Escalators.

**All lifts shall also meet fire prevention and safety requirements specified in Performance Regulation No. 25.2, 25.2.2, and 25.2.3, as applicable on the basis of height of the building.**

### 24.8.4 External Façade

On the external facade of any building, the glazed surface area of the facade 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.



### 24.8.5 Display Structures

1. The size and location of permitted billboards along roads shall be permitted as prescribed in Planning Regulations Chapter No.21
2. Every billboard shall be designed as per the requirements for structural safety as prescribed in Regulations 27.8.
3. Billboards on roof tops are not permitted unless the entire roof is constructed with non-combustible materials.

# 25

## FIRE PREVENTION AND SAFETY

### 25.1 Requirement for Fire Safety Professionals in Planning

#### 25.1.1 Fire Protection Consultant on Record (FPCOR)

FPCOR shall be necessary in all buildings listed in appendix B and shall be responsible for a development as per Procedure Regulations 9.3.9. The minimum qualifications for Fire Protection Consultant shall be as per Planning Regulation 9.3.9. Suitable persons shall be registered with the Chief Fire Officer.

#### 25.1.2 Fire Office

The minimum qualifications for Fire Officer shall be as per Regulation 9.3.9. Suitable persons shall be registered with the Chief Fire Officer

#### 25.1.3 Fire Men

The minimum qualifications for Fire Men shall be as per Regulation 9.3.9. Suitable persons shall be registered with the Chief Fire Officer.

#### 25.1.4 Applicability of Fire Safety Professionals

The applicability of the fire safety professionals for buildings is provided in the table below on the basis of the height, use and area of the proposed building as applicable:

Requirement of Fire Safety Professionals						
No	Building Use	Criteria	Fire Protection Consultant	Chief Fire Officers Opinion	Fire Men	Fire Officer
1	All uses	Building Height > 40mts	Required	Required	Required	Required
2	Residential	Building Height up to 16.5mts	-	-	-	-
		Building Height > 16.5mts	Required	-	-	-
		Building Height >25mts	Required	Required	Required	-



3	Mixed use or Business	Building Height > 16.5mts	Required	Required	Required	-
4	Hospitality, Educational, Institutional, Mercantile	Building Height > 16.5mts to 25mts	Required	Required	Required	-
		Building Height > 25mts	Required	Required	Required	Required
5	Special Building, Storage Building, Wholesale market	Building Height > 16.5mts	Required	Required	Required	-
		Total Built up area up to 5,000sq.mts	Required	Required	Required	-
		Total Built up area > 5,000 sq.mts	Required	Required	Required	Required
6	Industrial	Total Built up area of more than 500 sq.mt. up to 5,000sq.mts	Required	-	Required	-
		Total Built up area > 5,000 sq.mts and up to 10,000 sq.mts	Required	Required	Required	-
		Total Built up area > 10,000 sq.mts	Required	Required	Required	Required
7	Special Industrial	Total Built up area up to 500sq.mts	Required	Required	Required	-
		Total Built up area > 500 sq.mts	Required	Required	Required	Required
8	Religious Building	Total built up area > 2,000sq.mts	Required	Required	Required	-
9	Fuelling station	All buildings	Required	Required	Required	-

## 25.2 Applicability of Fire Prevention Provisions

**25.2.1** As specified by the Fire Prevention and Safety Act, 1986, all buildings shall provide fire prevention and safety provisions as specified by the Fire Authority in the following regulations:

Building Criteria									
N o	Fire Prevention Provision	Base ment area> 200s. mt.	Ht.< 16.5	16.5< Ht<2 5	25< Ht<4 0	Ht> 40	Comm ercial/ Mixed -use	Industrial Building with large floor areas	Special Building , Public Instituti onal building
			Floor all building uses						
			(Building Height in meters)						
1	Marginal open space(Reg.2 5.2.2)	✓	✓	✓	✓	✓	✓	✓	✓
2	Corridor/Pa ssage (Reg.25.2.3)		✓	✓	✓	✓	✓	✓	✓
3	Exit Requiremen ts(Reg.25.3. 1)		✓	✓	✓	✓	✓	✓	✓
3a	Doorways(R eg.25.3.2)				✓	✓	✓	✓	✓
3b	Horizontal Exit (Reg.25.3.3)				✓	✓	✓		✓
4	Staircase(Re g.25.4.1)	✓	✓	✓	✓	✓	✓	✓	✓
4a	Additional Staircase(Re g.25.4.2)	✓	✓	✓	✓(26. 4.3)	✓(2 6.4. 4)	✓	✓	✓
4b	Fire Escape Staircase(Re g.25.4.5)					✓			✓
5	Ramp*** (R eg.25.4.6)	✓		✓	✓	✓			✓
6	Lift(25.5.1)			✓	✓(26.	✓(2			✓

					5.2)	6.5.2)			
6a	Fire Lift(25.5.3)				√	√			√
7	Emergency Escape Lighting(Reg.25.6.1)				√	√			√
8	Fire Exit Signage's(Reg.25.6.2)				√	√	√		√
9	Fire Alarm System (25.6.3)				√**(Non-Residential)	√**(Non-Residential)		√**	√**
10	Smoke and Fire Venting(Reg.25.6.4)				√**(Hotel or Hospital)	√**(Hotel or Hospital)		√	√
11	Electrical Services(Reg.25.6.5)		√	√	√	√	√		√
12	Electrical sub-station**(Reg.25.6.6)		√	√	√	√	√	√	√
13	Emergency Power Supply (Reg.25.6.7)					√			√
14	Electric Supply & Installation (Reg.25.6.8)				√	√			√
15	Lighting Arrestor				√	√			

	(Reg.25.6.9)								
16	Service ducts and shafts(Reg.25.6.10)				✓	✓			✓
17	Ventilation(Reg.25.7)	✓	✓	✓	✓	✓	✓	✓	✓
18	Air Conditioning *** (Reg.25.8)			✓	✓	✓	✓		✓***
19	Boiler and Boiler Room** (Reg.25.9)							✓	✓
20	Water Storage Tank(Reg.25.10)				✓	✓			✓
21	Fire Fighting System(Reg.25.11)								
21 a	Portable Fire Extinguishers(Reg.25.11.1)	✓	✓	✓	✓	✓	✓	✓	✓
21 b	Automatic Fire Sprinkler(Reg.25.11.2)	✓				✓	✓		✓
21 c	Hydrant/Hose Reel/Fire Service Inlet(Reg.25.11.3)				✓	✓			✓
21 d	Ultra-high Pressure F.F.System(Reg.25.11.4)					✓			

	)								
21e	Other Automatic F.F.System(Reg.25.11.5)					√			
21f	Compartmentation(Reg. 25.11.6)					√			
22	Basement *** (Reg.25.12)								
23	Refuge Area (Reg.25.12.1)				√	√			
24	Skip Floor(Reg.25.12.2)					√			
25	Control Room(Reg.25.12.3)					√			

\*\* As Applicable according to respective building use of height.

\*\*\* Applicable if element is provided.

### 25.2.2 Marginal Open space

- For all buildings except Dwelling-1&2, the marginal space adjacent to the building shall be open-to-sky and motorable with minimum load-bearing capacity as per table below:

No.	Building Height (meters)	Minimum Load Bearing Capacity(tonnage per sq.mts)
1	Less than 40mts	40
2	40mts and above	60

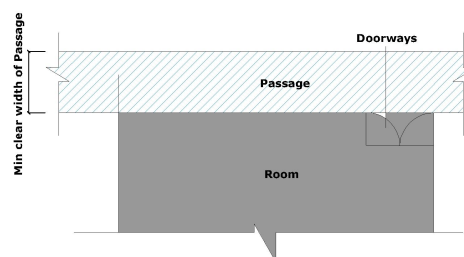
- The entrance gates from the street shall not be less than 6mts in width.

### 25.2.3 Corridors and Passageway

- For all buildings except Dwelling-1:** The minimum clear width of corridors and passageway shall be as under:

Length of Corridor(in mts)	Width of corridor (meters)	
	Residential	Non-Residential
Up to 6	1.0	1.2
Up to 9	1.2	1.5
Up to 15	1.2	2.0
Above 15 and up to 24	1.5	2.5
24 and above	2.0	3.0

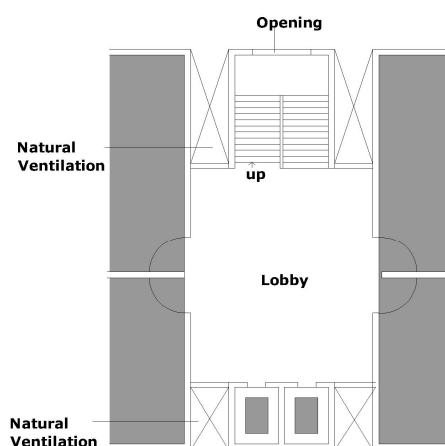
- Corridor shall be clear of any obstructions. No projection in any form shall be allowed up to a height of 2.1mts from floor level.
- In case of any level difference in a corridor, a slope shall be provided with gradient not more than 1:12. In such case, guiding floor material shall be provided.



## 25.3 Exit Requirements

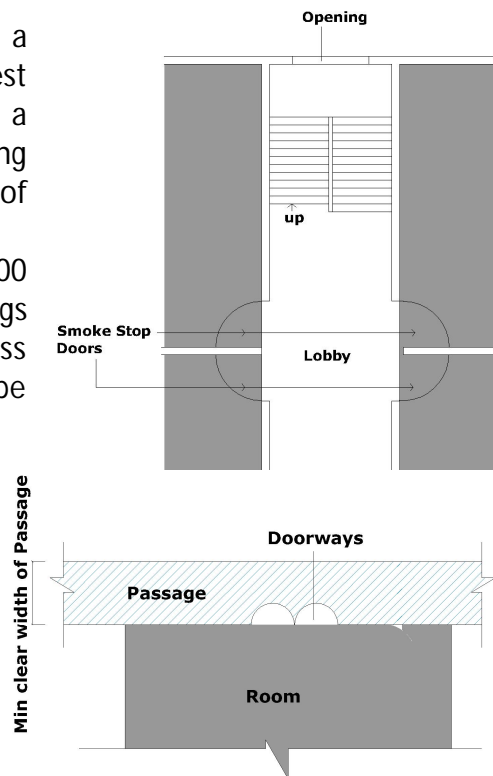
### 25.3.1 General Exit Requirement for all buildings:

- An exit may be a doorway, corridor; passageway(s) to an internal staircase, or external staircase, or to a verandah or terrace(s), which have access to the street, or to roof of a building or a refuge area. An exit may also include a horizontal exit leading to an adjoining building at the same level.
- Lifts and escalators shall not normally be considered as exits.
- For all occupiable buildings, every exit, exit access or exit discharge shall be continuously maintained free of all obstructions or impediments for full use in the case of fire or other emergency.
- No building shall be so altered as to reduce the number, width or protection of less than that required.
- Exits shall be arranged that they may be reached without passing through another occupied unit.
- Fire doors with 2 hours fire resistance shall be provided at appropriate places along the escape route and particularly at the entrance to lift lobby and stairwell where a funnel or flue effect may be created, inducing an upward spread of fire and smoke.



### 25.3.2 Doorways for special buildings and buildings with height more than 25mts

1. Every exit doorway shall open into a staircase compartmentalized from rest of building or a horizontal exit of a corridor or passageway providing continuous and protected means of egress.
2. No exit doorway shall be less than 1000 mm in width except assembly buildings where door width shall be not less than 2000 mm. All Doorways shall be not less than 2000 mm in height.
3. Exit doorways shall open outwards, that is, away from the room, but shall not obstruct the travel along any exit. No door, when opened, shall reduce the required width of stairway or landing to less than 900 mm. overhead or sliding doors shall not be installed.
4. In the case of building where there is a central corridor, the doors of rooms shall open outward and flush to the wall to permit smooth flow of traffic in the corridor.
5. Exit door shall not open immediately upon a flight of stairs. A landing equal to at least the width of the door (not less than 900mm) shall be provided in the stairway at each doorway. The level of landing shall be the same as that of floor, which it serves. Manual door should incorporate kick plate 300 mm high to withstand impact of wheelchair footrest where doors are glazed. Door handle and locks should be positioned between 900-1000 mm from floor level.
6. Exit doorways shall be opening able from the side, which they serve without the use of a key.(panic bar)
7. Mirrors shall not be placed in exit doors to avoid confusion regarding the direction of exit.



### 25.3.3 Horizontal Exits for Special Building with height more than 25mts

Horizontal exit may be a doorway, a corridor, a passageway to an internal or external staircase or to an adjoining building or to a semi-open or open space.

1. The width of horizontal exit shall be same as for the exit doorways
2. A horizontal exit shall be equipped with at least one fire door of minimum two

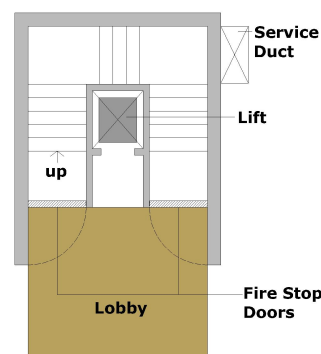
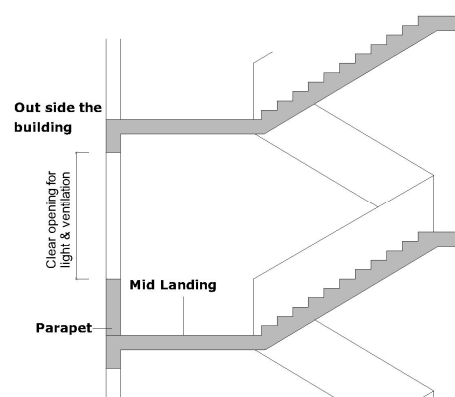
-hour fire resistance or smoke-stop door of self closing type, as illustrated in Performance Regulation-25.3.2. Further, it should have direct connectivity to the fire escape staircase for evacuation.

3. Where there is a difference in level between connected areas for horizontal exits, ramps, not more than 1 to 10 gradients shall be provided; steps shall not be used.
4. Doors in horizontal exits shall be open-able at all times from both sides.
5. Access to ramps from any floor shall be through a smoke-stop door

## 25.4 Staircase

### 25.4.1 General Staircase Requirements for all Buildings

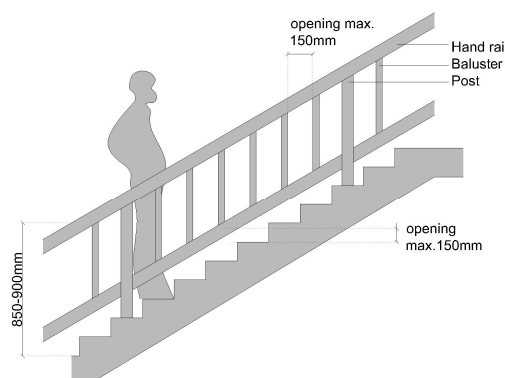
1. Staircase to abut an outer wall or be external part of the building with natural ventilation. All the space above the parapet wall shall be kept open for ventilation, but may be secured with grill.
2. All staircases shall be constructed of non-combustible materials throughout.
3. No winders shall be provided except in case of individual dwelling unit.
4. The treads shall be constructed and maintained to prevent slipping.
5. A staircase shall not be provided around a lift shaft unless provided with fire stop door of 1 hour rating at every floor level and no other openings in the inside wall as illustrated across.
6. No gas piping, electrical panels or AC ducts shall be allowed in the stairway. However service shafts/ ducts may be permitted. Electrical Shafts/ ducts shall have not less than 2hour fire resistance. For other service shafts/ducts, the fire resistance shall be not less than 1 hour.
7. All steps, edges must have a contrasting color band of 50mm width stretched entirely across the step width for uses other than residential use.
8. **Railing:** Continuous handrails shall be provided on both sides including the wall (if any) at two levels: upper at 850mm-900mm and lower at 700mm to be measured from the base of the middle of the treads to the top of handrails. Floor-mounted railing or parapet shall be provided in such a way that the minimum required width of staircase does not reduce. The maximum gap between balusters shall be 150 mm.
9. Soffit (underside/open area under the stairs) of the stairs and ramps should be enclosed or protected with rails or raised curbs or marked with a tactile





surface.

10. **Headroom:** The minimum headroom in a passage under the landing of a staircase and the staircase shall be 2.1mts from finished floor level.
11. No living space, store or other fire risk shall open directly into the staircase.
12. External exit door of staircase enclosure at ground level shall open directly to the open spaces.
13. The main and external staircases shall be continuous from ground floor to the terrace level.
14. Lifts shall not open in staircase.
15. Beams/ columns and other building features shall not reduce the head room/ width of the staircase.
16. Individual floors shall be prominently indicated on the wall facing the staircases.



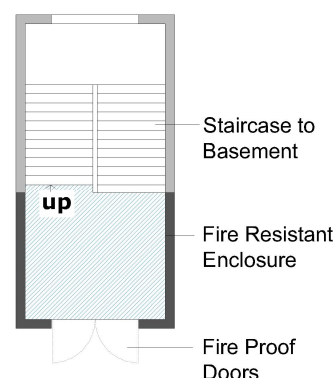
#### 25.4.2 Additional Staircase

An additional staircase shall be required based on travel distance from the farthest point to the staircase on any floor. The provision of an additional staircase shall be subject to the requirements of travel distance being complied with as specified below:

No	Building Use	Travel Distance (meters)
1	Residential Use	30
2	Uses other than Residential & Industrial	25
3	Industrial/High Hazards Use	20

#### 25.4.3 Staircase for Buildings with height more than 25mts and up to 40mts

1. Staircase shall be provided within a stairwell with a fire safe doorway of fire rating of 2 hours.
2. A common staircase connecting all floors above ground level shall not continue to the basement. A separate staircase shall be required for access to the basement. Common staircase may continue to the basement, if such a staircase opens into an enclosure at basement level with a fire rating of 2 hours with safe doorway.



#### 25.4.4 Staircase for Buildings with height more than 40mt

1. The width of the staircase shall not be less than 2 meters.
2. If the staircase is in the centre of the building and is not naturally ventilated, then a fire escape staircase has to be installed on either sides of the building as per Regulation 25.4.5, with travel distance as per respective building use and specified in Regulation 25.4.2. For such staircase with inadequate natural ventilation, any deficiency shall be compensated by use of mechanical system such as blowers, exhaust fans or air conditioning system according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code, and to the satisfaction of the Competent Authority.
3. For Buildings with height more than 45mts all staircases shall terminate at the ground floor level and the access to the basement shall be by a separate staircase.
4. Staircase shall be provided within a stairwell with a fire safe doorway of fire rating of 2 hours at every floor level.

#### 25.4.5 Fire Escape Staircase

External Fire Escape Staircase shall be provided for special buildings and buildings with height more than 45mts where the main staircase is located in the centre of the building and is without natural ventilation. Such fire escape staircase is to be installed on either sides of the building with travel distance as per respective building use and specified in Regulation 25.4.2. Such Fire Escape Staircases shall comply with the following:

1. Fire Escape Staircase to abut an outer wall or be external part of the building with natural ventilation.
2. External stairs shall have straight flight not less than 1250mm wide with 250mm treads and risers not more than 190mm. The number of risers shall be limited to 15 per flight.
3. No external staircase, used as a fire escape, shall be inclined at an angle greater than 45° from the horizontal.
4. The external staircase shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.
5. The route to the external stairs shall be free of obstructions at all time.
6. All external stairs shall be directly connected to the ground.
7. Handrails shall be of height not less than 700mm and not exceeding 850mm-900mm. There shall be provisions of balusters with maximum gap of 150mm.

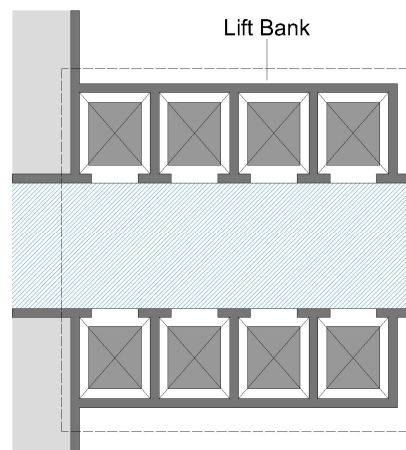
#### 25.4.6 Ramp

Access to ramps from any floor shall be through a smoke-stop door.

## 25.5 Lift

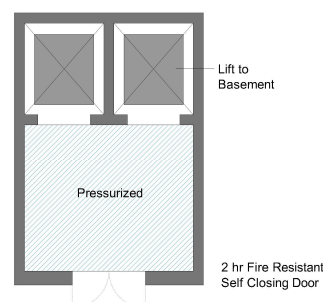
### 25.5.1 General Requirement of lift in buildings

1. Walls of lift shaft enclosures shall have a fire rating of 2 hours; lift shafts shall have a vent at the top of area not less than 0.5 mts x 0.5 mts.
2. Lift motor room shall be located preferably at the top of the shaft and separated from the shaft by the floor of that room.
3. Landing doors in lift enclosures shall have fire resistance of not less than 1 hour.
4. The number of lifts in one row for a lift bank shall not exceed 4 and the total number of lifts in the bank (of two rows) shall not exceed 8. A wall of 2 hour fire rating shall separate individual shafts in a bank. Minimum distance of 10 mts shall be provided between two adjacent lift banks.
5. Lift car door shall have a fire resistance rating of half an hour. Lift car shall be ventilated from top and bottom side.
6. Collapsible gates shall not be permitted for lifts. They shall have solid doors with fire resistance of at least 1 h.
7. If the lift shaft and lobby is in the core of the building, a positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 50 Pa shall be maintained in the shaft. The mechanism for pressurization shall act automatically with the fire alarm; it shall be possible to operate this mechanically also.
8. Exit from the lift lobby, if located in the core of the building, shall be through a self-closing smoke stop door of half an hour fire resistance.
9. Grounding switch, at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lifts.
10. Suitable arrangements such as providing slope in the floor of lift lobby shall be made to prevent water used during fire fighting etc, from entering the lift shafts.
11. A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways.
12. Alternate source of power supply shall be provided for all the lifts through a manually operated changeover switch.
13. All lift shall be provided with ceiling hatch for rescue purpose.



### 25.5.2 Lift for Buildings with height more than 25mts

A lift connecting all floors above ground level shall not continue to the basement. A separate lift shall be required for access to the basement. If, however, common lifts are in connecting with basement, the lift lobby of the basements shall be pressurized, with self-closing door.



### 25.5.3 Fire Lift

Fire Lift is required in the case of emergency for the exclusive use firemen to enable fire personnel to reach the upper floors with the minimum delay.

1. **For Buildings with height more than 25mts-** one of the total required number of lifts as per Performance Regulation 24.8 shall be a dedicated Fire Lift.
2. **For Buildings with height more than 40mts-**
  - a. All the required number of lifts as per Performance Regulation 24.8 shall be Fire Lifts with provision to ground in case of electrical failure and shall be installed with a panic button and a talk-back system.
  - b. The lift shall not be installed in the centre of the building and the lift shaft shall be ventilated from the top with smoke extractors. Unless, additionally, at least one fire lift shall be provided at the external edge of the building to be accessible externally by the fire-fighting staff.
3. One fire lift per 1000 sq.mts of floor area shall be provided and shall be available for the exclusive use of the firemen in an emergency.
4. In case of buildings with only two lifts, the second lift may be designated as a fire lift.
5. Fire lift shall terminate at the ground level.
6. It shall have loading capacity of not less than 545 KG (8 persons lift) with automatic closing doors of minimum 0.9m width.
7. The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 volt supply.
8. Fire lift should be provided with a ceiling hatch for use in case of emergency.
9. In case of failure of normal electric supply, it shall automatically change over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
10. The operation of fire lift should be by a simple toggle or two-button switch

situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift can be used by the occupants in normal times.

11. The words 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift landing door at each floor level.
12. The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute.
13. Telephone or other communication facilities shall be provided in lift cars. Communication system for lifts shall be connected to fire control room for the building.

## **25.6 Escape Lighting and Signage's**

### **25.6.1 Emergency Escape Lighting for Buildings with height more than 25mts and Special Buildings**

1. The emergency escape lighting shall be provided to be put on within one second of the failure if the normal lighting supply and shall be of independent of main supply.
2. Such Lighting shall be on separate circuits and be independently connected so that these can be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be a miniature circuit breaker type of switch to avoid replacement of fuse in case of any crisis.
3. Escape lighting luminaries should be sited to cover the following locations:
  - a. At each exit door,
  - b. Near each staircase,
  - c. Near any other change of floor level,
  - d. Outside each final exit and close to it,
  - e. Near each fire alarm call point,
  - f. Near firefighting equipment and,
  - g. To illuminate exit and safety signs as required by the enforcing authority.

For the purpose of this clause 'near' is normally considered to be within 2mts measured horizontally.

4. Suitable arrangement shall be made by installing double throw switches to ensure that the lighting installed in the staircase and corridors does not get connected. Double throw switch shall be installed in the service room for terminating the stand-by supply.
5. Staircase and corridor lighting shall also be connected to an alternative source of supply which may be provided by battery that is continuously trickle charged from the electric mains.

6. Emergency lighting systems shall be designed to ensure that a fault or failure in any one luminary does not further reduce the effectiveness of the system.
7. The luminaries shall be mounted as low as possible, but at least 2m above the floor level.
8. Signs are required at all exits, emergency exits and escape routes, which should comply with the graphic requirements of the relevant Indian standards.
9. Emergency lighting luminaries and their fitting shall be fire resistance type.
10. It is essential that the wiring and installation of the emergency lighting systems are of high quality so as to ensure their perfect serviceability at all times.
11. The emergency lighting system shall be capable of continuous operation for a minimum duration of 1 hour and 30 minutes even for smallest premises.
12. **Illumination of exit:** The floors of area covered for the means of exit shall be illuminated to values not less than 1 ft candle (10 lux) at floor level. In auditoriums, theatres, concert halls and such other places of assembly, the illumination of floor exit/ access may be reduced during period of performances to value not less than 1/5 ft candle (2 lux).
13. The emergency lighting system shall be well maintained by periodical inspections and tests so as to ensure their perfect serviceability at all times.

#### **25.6.2 Fire Exit Signage's for Commercial Buildings, Special Buildings and Buildings with height more than 25mts.**

1. All exits, corridors and staircase shall have auto glow signs for people to escape in case of fires in darkness. Even the floors shall have guide marks guiding towards the staircase. The color of the exit signs shall be green.
2. The exit sign with arrow indicating the way to the escape route shall be provided at a height of 1.8 m from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits.
3. All exit way marking signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments.
4. Further, all landings of floor shall have floor indicating the number of floor as per regulations. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of size not less than 0.5mts x 0.5mts.

#### **25.6.3 Fire Alarm System**

Fire Alarm System with smoke detection alarm system shall be provided for all non-residential building having height more than 25mts.

#### 25.6.4 Smoke and Fire Venting

The provisions for smoke and fire venting for industrial buildings with large floor areas shall conform to regulations given in annex D, Part 4-NBC second revision.

The provisions for smoke and fire venting shall be provided for special buildings and for hotel and hospital building more than 25mts height.

#### 25.6.5 Electrical Service for all buildings

1. These shall conform to those given in C-1.12 Part 4 NBC Second revision and the IS; 1646-1999 and particular attention is drawn to the following:
2. The electric distribution cable/wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits.
3. Separate circuits for firefighting pumps, lifts, staircases, corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labeled.
4. An independent and well-ventilated electrical service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 hours.
5. If service room is located at the first basement, it should have automatic fire extinguishing system
6. Suitable circuit breakers shall be provided at the appropriate points.
7. Electric supply for fire pump/fire lift should be provided separately and not get switched off along with the main supply of building.

#### 25.6.6 Electrical Sub-station for all buildings

1. The sub-station shall have separate fire resisting walls/surroundings and shall necessarily be located at the periphery of the floor having separate access preferably from fire escape staircase. The outside walls, ceiling and floor including doors and windows to the substation area shall be of 2h fire rating.
2. A sub-station or a switch-station with oil- filled equipment must not be located in the building.
3. The Sub-Station area needs to be maintained at negative air pressure and area in substation shall not be used as storage/dump areas.



4. No transformer shall be allowed inside the building. When housed inside the building, the transformer shall be of premises by walls/doors/cut outs having fire resistance rating of 4h.

#### **25.6.7 Emergency Power Supply for Buildings with height more than 40mts and Special Buildings.**

For every building having height more than 40 mts, a stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurization fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply.

The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the main electrical pump. Where parallel HT/LT supply from a separate sub-station is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with Authority.

#### **25.6.8 Electric Supply and Installation for Buildings with height more than 25mts and Special Buildings.**

1. Electric supply to the High pressure Fire pump, Fire Lift and Sprinkler pump shall be supplied parallel to the building supply and should not get cut-off if the supply to the building is switched off.
2. All the electric wiring used shall be of 900 volt grading and connected to each enclosure through a MCB for a particular load.
3. Electric cable/wires used shall be of 700 volt grading with Mechanical circuit breaker and earth Leak Circuit Breaker (MCB and ELCB).

#### **25.6.9 Lightning Arrester for Buildings with height more than 25mts.**

The lightning protection for buildings shall be provided as given in Part 8-Building Services section 2 Electrical Installation NBC. Lightning arrestor shall be installed and properly earthed.

#### **25.6.10 Service Ducts/ Shafts for Buildings with height more than 25mts and Special Buildings.**

1. The Electrical ducts shall have not less than 2h fire resistance and for other services ducts; the fire resistance shall be not less than 1h. All such ducts shall be properly sealed and fire stopped at all floor levels.
2. A vent opening at the top of the service shaft shall be provided having between one - fourth and one- half of the area of the shaft.
3. Refuse chutes shall have opening at least 1m above roof level for venting



purpose and they shall have an enclosure wall of non-combustible material with fire resistance of not less than 2 hours. They shall not be located within the staircase enclosure or service ducts, or air-conditioning ducts. Inspection panel and doors shall be tight fitting with 1 hour fire resistance; the chutes should be as far away as possible from exits.

### 25.7 Ventilation for all Buildings.

1. All enclosures should have openable windows and vents to be opened in case of fire or smoke accumulation.
2. If the floor or the building is centrally air-conditioned, then a provision to stop the functioning of the air handling unit should be provided and it shall be blocked by a damper and the same air duct should act as smoke extractors with the extraction fan switching on automatically, if a fire or smoke is detected.

### 25.8 Air-conditioning.

For Buildings providing central air-conditioning, the specifications shall be in compliance with the following:

1. Escape routes like staircases, common corridors, lift lobbies, etc, shall not be used as return air passage.
2. The ducting shall be constructed of substantial gauge metal as per IS: 655-1963-Specification for Metal Air Ducts.
3. Wherever the ducts pass through firewalls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment.
4. The materials used for insulating the duct system (inside or outside) shall be of non-combustible material. Glass wool shall not be wrapped or secured by any material of combustible nature.
5. The air-handling units and the respective air ducts may be separate for each floor and in no way inter-connected with the ducting of any other floor.
6. If the air-handling unit serves more than one floor, the conditions given below shall be complied in addition to the recommendations above.
  - a. Proper arrangements be way of automatic fire dampers, working on fusible link/or smoke detector principle for isolating all ducting at every floor from the main riser, shall be made.
  - b. When the automatic fire alarm operates, the respective air-handling Units of the air-conditioning system shall automatically be switched off.
  - c. Where plenum is used for return air passage, ceiling and its fixtures shall be of non-combustible material.

## 25.9 Boiler and Boiler-room

The boiler shall be installed in a fire resisting room of 4h fire resistance rating, and this room shall be situated on the periphery of the building.

1. Foam inlets shall be provided on the external walls of the building near the ground level to enable fire services or use foam in case of fire.
2. For Industrial Buildings, the Boiler rooms shall be in a separate room or protected by bund walls at ground floor only.

## 25.10 Water Storage Tank

1. For Building with height less than 40mts- an underground water tank of at least 50,000 liters capacity shall be provided which is accessible for fire fighting vehicles, and may be shared for building use. The covering slab shall be able to withstand the total vehicular load of 45 tons equally divided as a four point load when the slab forms a part of pathway/driveway
2. For Building with height more than 40mts- an underground water tank of at least 1, 00,000(one lakh) liters capacity, exclusive for fire-fighting and accessible for fire fighting vehicles. The covering slab shall be able to withstand the total vehicular load of 45 tons equally divided as a four point load when the slab forms a part of pathway/driveway.
3. Requirement of wet riser cum down-comer installation and capacity of fire pumps etc. shall be as per Table 23 part 4 NBC. Second revision. The requirements regarding size of mains/risers shall be as given in Table 24 part 4 NBC. Second revision. The wet risers shall be designed for zonal distribution ensuring that unduly high pressures are not developed in risers and hose pipes.

## 25.11 Fire Fighting System

### 25.11.1 Portable Fire Extinguishers

Various types of fire extinguishers suitable for different classes of fires shall be provided in buildings. One unit of 5 kg Dry Chemical Powder (DCP), one unit of 4.5 kg of CO<sup>2</sup> shall be provided for every 1000 sq.mts. of built-up area at each floor. This shall be required for residential buildings with height more than 16.5mts and all non-residential buildings.

### 25.11.2 Automatic Sprinkler System

1. **For buildings with height more than 16.5mts and up to 25mts without basement**, dry riser shall be provided with fire service inlet at ground level.
2. **For buildings with height more than 16.5mts and up to 25mts with basement**

of area more than 200sq.mts, automatic sprinkler system shall be required for the basement.

3. **For basements with area more than 200 sq.mts for buildings of all heights, automatic sprinkler system shall be required.**
4. **For buildings with height more than 40mts with parking in basement-automatic sprinkler system is necessary.**
  - a. The entire building (each floor including the basement, ground and all higher floors) shall be sprinkled.
  - b. One sprinkler head ( 57 degree Celsius for every 10 sq. meters, only A separate line for the sprinklers shall be installed and connected to the base of the terrace tank with as shut-off valve and a NRV.
  - c. The sprinkler system shall be fed from the underground tank with a separate pump and a sprinkler system installed with a gong valve (TYCO or similar type) and an Electrical flow switch for automatic operation.
  - d. Farthest end at each floor shall have a drain valve for the system to be tested.
  - e. The pump supplying water to the sprinkler system shall be of 1, 50,000 liters capacity. Riser or down comer for the sprinkler shall have hydrant valves and a fire service inlet to the risers.
5. **For buildings with height more than 40mts with mixed-use- Residential buildings are**  
exempted from sprinklers on higher floors but must for basements and commercial floors.

#### 25.11.3 Internal/Yard Hydrants, Hose Reels and Fire Service Inlet

1. At least two yard hydrant and one fire service inlet shall be provided. One hydrant outlet, one hose reel, one set of on/off switch for the fire pump and a set of extinguisher shall be placed inside the building for every 1000 sq.mt floor area.
2. The system shall be with a 150mm. internal dia. Riser with hydrant landing valves at each floor (Basement/ground/all higher floors). An air vent valve at the top most level. The riser shall be of 'C' class pipes and welded to fine finish and coated with anti-corrosive paint and colored RED. All hydrant valves used shall be of SS. The hydrant pipe shall also be connected to the bottom of the terrace tank with a NRV and a stop valve.

#### 25.11.4 Ultra High-Pressure Fire Fighting System

1. The wet, ultra high pressure system shall comprise of an ultra high pressure (six plungers, 150 lpm@100 bars) pump working at not more than 1000 rpm connected to an electric motor of 1000 rpm. Only, feeding a 25mm. SS.

- Pipe of seamless construction and joints shall be argon welded.
2. Each floor (Basement/ ground/all higher floor) shall have a 16mm.dia.R-II hose with 40 lpm. Fog gun working at 100 bar pressure and be able to give a throw of 20 meters. There shall be a hose reel at each floor & shall be located at easily approachable place and shall be long enough to reach the extreme end of the floor.
  3. The pump shall be fed by a 10,000 liters water tank containing clean drinking quality soft water. The high pressure pump along with the tank may be located at the ground /basement/terrace level there shall be appositive feed to the pump. The discharge line at the pump shall be fitted with a pressure regulator and a high pressure by-pass valve to make the system safe.
  4. A quick release adaptor at the ground floor shall be installed where fire service vehicle can be connected to the high pressure system line.

#### **25.11.5 Other Automatic Fire Extinguishing System**

For requirements for other fire extinguishing systems like Automatic Medium/High Velocity Water Spray or emulsifying System, Fixed Foam Installations, Co2 Extinguishing Systems and systems using Halon Alternatives, reference shall be made to sections 5.1.8, 5.1.9, 5.1.10 and 5.3 of part 4 NBC second revision draft as required for special risk.

#### **25.11.6 Compartmentation for Buildings with height more than 40mts**

1. The building shall be suitably compartmentation so that fire/ smoke remains confined to the area where fire incident has occurred and does not spread to the remaining part of the building.
2. All floors shall be compartmented with area not exceeding 750 sq.mts by a separation wall with 2 h fire rating. For floors with sprinklers the area may be increased by 50 percent.
3. In long buildings, the fire separation walls shall be at distances not exceeding 40mts.
4. For departmental stores, shopping centers and basements, the area may be reduced to 500sq.mts for compartmentation. Where this is not possible, the spacing of the sprinklers shall be suitably reduced.
5. When reducing the spacing of sprinklers, care should be taken to prevent spray from one sprinkler, impeding the performance of an adjacent sprinkler head.

#### **25.12 Basement**

These shall conform to those given in C-1.6 Part 4 NBC second revision and particular attention is drawn to the following:

1. The basement shall not open in to the staircase or lift well directly. The basements shall be provided with natural ventilations and more than one basement shall have mechanical smoke extraction installed with a capacity of one air change every 10 minutes.
2. The staircase of basements shall be of enclosed type having fire resistance of not less than 2 hours and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such position that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storey of the building. It shall communicate with basement through a lobby provided with fire resisting self closing doors of one hour resistance as illustrated in Performance Regulation 23. If the travel distance exceeds the desired level, additional staircases shall be provided at proper places.
3. Mechanical Ducted Extractors for smoke venting shall be designed to permit 6 air changes per hour in case of fire or distress call. For normal operations, air changes schedule shall be as given in part 8 NBC building services, section 3.
4. Discharge apparatus of all natural draft smoke vents shall be so arranged as to be readily accessible for opening by fire service personnel.
5. Use of basement for kitchen shall not be permitted. Building services such as, boiler rooms in basement shall comply with the provisions of the Indian Explosives Act/ Rules.

#### **25.12.1 Refuge Area for Buildings with height more than 25mts**

Following provisions shall apply to refuge area in a building:

1. Refuge area shall be provided on the external walls/ periphery of the floor preferably on a cantilever projection, open to air at least on one side, protected with suitable railings and shall have direct access to fire ladder
2. Minimum area of 15sq.mts. On external wall with minimum width of 0.75mts at every 18mts height; for floor area up to 1000 sq.mts.
3. If floor area exceeds 1000sq.mts. Another Refuge Area on another end of the floor shall be provided.
4. For floors above 16.5 mts and up to 39mts- One refuge area on the floor immediately above 16.5 mts shall be provided
5. For floors above 39mts one refuge area on the floor immediately above 39mts and soon after every 15mts shall be provided.
6. Residential flats in multi-storied buildings with balcony, need not be provided with refuge area, however flats without balcony shall be provided with refuge area as given above

### **25.12.2 Skip Floor for Buildings with height more than 40mts**

The building shall have 10<sup>th</sup> & 18<sup>th</sup> floor as skip floors, where there shall be no enclosures allowed and can have some utilities installed but shall house a refuge room adjacent to the staircase.

The refuge room shall be of 2 hours fire resistance with 2 hours fire resistant self closing door, lighting, rest and drinking water facilities and the exterior wall of the room shall have door size glass opening for fire service ladders to approach.

### **25.12.3 Control room for Buildings with height more than 40mts**

For building height having more than 40m and floor area 3000 sq.mt and more on each floor, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors.

1. Details of all floor plans along with the details of firefighting equipment and installations shall be displayed in the fire control room.
2. The fire control room shall also have facilities to detect the fire on any floor through indicator board's connection; fire detection and alarm system on all floors.
3. The fire staff in charge of the fire control room shall be responsible for maintenance of the various services and the firefighting equipment and installations in co-ordination with security, electrical and civil staff of the building.

## **25.13 Materials**

### **25.13.1 Materials for interior of Building**

Only materials conforming to class 1 flame spread classification as per IS: 12777-1989 shall be used. Materials which are combustible in nature and may spread toxic fumes / gases shall not be used for interior furnishings etc.

### **25.13.2 Materials for External Glazing**

Glass of facade for building shall be of 1 hour fire resistance.

## **25.14 Fire Prevention and Safety Provisions during Construction**

Adequate fire prevention and safety measures as published in the National Building Code of India, Part VII - Construction Practices and Safety, shall be provided in all buildings during construction in a manner that the Fire Protection Consultant on Record deems necessary.

## 25.15 Fire Safety of Existing Buildings

1. The Owner/ developer/ occupants shall have the assessment of fire safety system of an existing building/structure damaged/undamaged carried out at stipulated periodical intervals through expert(s) chosen from a panel of experts identified by the Competent Authority. The intervals for maintenance and inspection shall be as per Planning Regulation No.25.15.1 and 25.16
2. The owner/developer/occupant on advice of such expert(s) shall carry out such repair/restoration and strengthening/retrofitting of the building found necessary so as to comply with the safety standards laid down in the national building code and the Indian standards as specified.
3. In case, the owner/developer/occupant does not carry out such action, the Competent Authority or any agency authorized by the competent authority may carry out such action at the cost of owner/developer/occupant.
4. The Competent Authority may direct the owner/developer/occupant, whether the building could be occupied or not during the period of compliance.

### 25.15.1 Maintenance and Inspection for Structural Stability and Fire Safety

**Class 1 Building:** 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.

## 25.16 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 Regulations 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

### **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

### **25.17 Classification of Buildings for Fire Prevention and Safety Provisions**

The types of construction for industrial buildings according to fire resistance shall be classified in to four categories as per Table 1 given under 3.3.1 Part 4 NBC -second revision:

1. Type 1 construction- 1hr resistance
2. Type 2 construction- 2hr resistance
3. Type 3 construction- 3hr resistance
4. Type 4 construction- 4hr resistance

#### **25.17.1 Fire Resistance Test**

The Fire resistance test for structural elements shall be done in accordance with 15-3808:1979.

#### **25.17.2 Steel Framed Construction**

Load bearing steel beams and columns of buildings having total covered area of 500 m<sup>2</sup> and above shall be protected against failure/ collapse of structure in case of fire. This could be achieved by covering the exposed steel supporting members by suitable fire resistance rated materials like concrete, vermiculite (Hydrous silicate of Aluminum, Magnesium or Iron) etc as per 15-15103:2002.



# 26

## SPECIAL BUILDINGS PERFORMANCE REGULATIONS

The following regulations shall be applicable for all Special Buildings in addition to the other performance regulations.

### 26.1 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.

### 26.2 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 mixed development shall be permitted with the buildings having height more than 45m. OR Commercial and residential use shall be separated by provision of skip floor/service floor.
2. Every place of assembly, every tier of balcony, and every individual room used as a place of assembly shall have exits sufficient to provide for the total capacity therein as required such that door width for assembly building shall not be less than 2000 mm. for every 600 person
3. Every place of assembly shall have at least four separate exits as remote from each other as practicable
4. At least one row of seating area shall be made accessible by ramps or elevators for disabled visitors.
5. Clear aisles not less than 1.2m in width shall be formed at right angles to the line of seating in such number and manner that no seat shall be more than

seven seats away from an aisle. Rows of seats opening to an aisle at one end only shall have not more than seven seats. Under the condition, where 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 1000mm high above the floor. The railings at the end of aisles extending to the fascia shall be not less than 1000 mm high for the width of the aisle or 1100mm high at the foot of steps.
7. Cross aisles except where the backs of seats on the front of the aisle project 600mm or more above the floor of the aisle shall be provided with railings not less than 900mm high.
8. No turnstiles or other devices to restrict the movement of persons shall be installed in any place of assembly in such a manner as to interfere in any way with the required exit facilities.
9. In theatres and similar places of public assembly where persons are admitted to the building at a time when seats are not available for them are allowed to wait in lobby or similar place until seats are available, such use of lobby or similar space shall not encroach upon the required clear width of exits. Such waiting shall be restricted to areas separated from the exit ways by substantial permanent partition or fixed rigid railing not less than cm high. Exits shall be provided for such waiting spaces on the basis of 1 person for each 0.3m<sup>2</sup> of waiting space/ area. Such exits shall be in addition to exits specified for the main auditorium area and shall conform in construction and arrangement to the general rules of exits given above.
10. No display or exhibit shall be so installed or operated as to interfere in any way with access to any required exit, or with any required exit sign. All displays or exhibits of combustible material or construction and all booths and temporary constructions in connection therewith shall be so limited in combustibility or protected so as to avoid any undue hazard of fire which might endanger occupants before they have opportunity to use the available exits, as determined by the authority.
11. Places of assembly in buildings of other occupancy may use exits common to the place of assembly and the other occupancy, provided the assembly area and the other occupancy are considered separately, and each has exits sufficient to meet the requirements of the code.
12. Exits shall be sufficient for simultaneous occupancy of both the place of assembly and other parts of the building, unless authority determines that the simultaneous occupancy will not occur.
13. At least half the required means of exit shall lead directly outdoors or through exit ways completely separated from exits serving other parts of the building.

14. The decoration of place of assembly shall be of non-flammable materials. Fabrics and papers used for such purpose shall be treated with an effective flame retardant material. Stage settings made to combustible materials shall likewise be treated with fire retardant materials of class 1 flame spread.
15. Seats in places of public assembly, accommodating more than 300 persons, shall be securely fastened to the floor except as permitted in (o) below. All seats in balconies and galleries shall be securely fastened to the floor, except that in nailed-in enclosures like boxes with level floors and having not more than 14 seats, the seats need not be fastened. Tapestry of the seats shall be fire resistance.
16. Chairs not secured to the floor may be permitted in restaurants, night clubs and other occupancies where fastening of seats to the floor may not be practicable, provided that in the area used for seating, excluding dance floor, stage, etc, there shall be not more than one seat for each 1.4m<sup>2</sup> of floor area and adequate aisles to reach exits shall be maintained at all times.
17. Seats without dividing arms shall have their capacity determined by allowing 450 mm per person.
18. The spacing of rows of seats from back shall neither be less than 850 mm nor less than 700mm plus the sum of the thickness of the back and the inclination of the back. There shall be a space of not less than 350mm between the back of one seat and the front of the seat immediately behind it as measured between plumb lines.
19. Rooms containing high-pressure boilers, refrigerating machinery other than domestic refrigerator type, or other service equipments subject to possible explosion shall not be located directly under or adjacent to required exits. All such rooms shall be effectively cut off from other parts of the building and provided with adequate vents to the outer air.
20. All rooms or areas used for storage of any combustible material or equipment, or for painting, refinishing, repair or similar purposes shall be effectively cut off from assembly areas or protected with a standard system of automatic sprinklers. They shall be located away from staircases.
21. Every stage equipped with fly galleries, grid irons and rigging for movable theater type scenery shall have a system of automatic sprinklers over and under such stage areas or spaces and auxiliary spaces, such as dressing rooms, store rooms and workshops. The proscenium opening shall be provided with a fire-resisting curtain, capable of withstanding a lateral pressure of 4 KIM/ m<sup>2</sup> over the entire area. The curtain shall have an emergency closing device capable of causing the curtain to close without the use of power and when so closed, it shall be reasonably tight against the passage of smoke.
22. The stage roof of every theatre using movable scenery or having a motion picture screen of highly combustible construction shall have a ventilator or ventilators in or above it, openable from the stage floor by hand and also opening by fusible links or some other approved automatic heat/ smoke

actuated device, to give a free opening equal to at least one-eighth the area of the floor of the stage.

23. The proscenium wall of every theatre using movable scenery or decorations shall have exclusive of the proscenium opening, not more than two openings entering the stage, each not to exceed 2 m<sup>2</sup> and fitted with self-closing fire resistant doors.
24. Automatic smoke vents actuated by smoke detectors shall be installed above the auditorium or theatres, including motion picture houses, with capacity of 8 air change per hour.

### 26.3 Institutional Buildings

These shall conform to those given in 6.3 Part 4NBC second revision and particular attention is drawn to the following:

1. In building or sections occupied by bed-ridden patients where the floor area is over 280 m<sup>2</sup>, facilities shall be provided to move patients in hospital beds to the other side of a smoke barrier from any part of such building or section not directly served by approved horizontal exits or exits from first floor (floor 2) of a building to the outside.
2. Not less than two exits of one or more of the following types shall be provided for every floor, including basements, of every building or section:
  - a. Doors leading directly outside the building.
  - b. Stairways
  - c. Ramps.
  - d. Horizontal Exits and
  - e. Fire Escape Staircase.
3. All required exits as per table in Performance Regulation 23.4 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.

### 26.4 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

## 27 STRUCTURAL SAFETY

### 27.1 Applicability

The following structural and seismic safety regulations shall apply to all buildings.

### 27.2 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 Planning Regulation No. 25.15.1 and 25.16
2. The owner/developer/occupant on advice of such expert(s) shall carry out such repair/restoration and strengthening/retrofitting of the building found necessary so as to comply with the safety standards laid down in the national building code and the Indian standards as specified.
3. In case, the owner/developer/occupant does not carry out such action, the Competent Authority or any agency authorized by the Competent Authority may carry out such action at the cost of owner/developer/occupant.
4. The Competent Authority shall specify the period within which such compliance is to be carried out.
5. The Competent Authority may also direct the owner/developer/occupant, whether the building could be occupied or not during the period of compliance.

### 27.3 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.

#### 27.4 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.

#### 27.5 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.

## 27.6 Structural Safety Tests

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

1. Test Methods: - test methods shall be as specified by the regulations for the materials or design or construction in question, if there are no appropriate test methods specified in the regulations, the competent authority shall determine the test procedure, for methods or tests for building materials, reference shall be made to the relevant Indian standards as given in the national building code of India published by the bureau of Indian standards.
2. Test result to be preserved:- copies of the result of all such tests shall be retained by the Competent Authority for not less than two years after the acceptance of the alternative material
  - 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.

## 27.7 Design for Structural and Seismic Safety

### 27.7.1 Design Standard

The structural design of foundations, elements of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall conform to:

The provisions of the National Building Code of India, Part VI - Structural Design (Section – 1 Loads, Section - 2 Foundation, Section - 3 Wood, Section - 4 Masonry, Section – 5 Concrete and Section - 6 Steel), and, The following Indian Standards:



**Structural Safety:**

1. IS: 456: 2000 "Code of Practice for Plain and Reinforced Concrete"
2. IS: 800: 1984 "Code of Practice for General Construction in Steel"
3. IS 875 (Part 2): 1987 "Design loads (other than earthquake) for buildings and structures" Part 2 Imposed Loads
4. IS 875 (Part 3): 1987 "Design loads (other than earthquake) for buildings and structures" Part 3 Wind Loads
5. IS: 883: 1966 "Code of Practice for Design of Structural Timber in Building"
6. IS: 1904:1987 "Code of Practice for Structural Safety of Buildings: Foundation"
7. IS: 1905:1987 "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.

**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.



### **27.7.2 Structural Inspection Report**

A Structural Inspection Report (SIR) shall be prepared for all buildings specified in Planning Regulation No.25.15.1 and 25.16

### **27.8 Structural Safety of Display Structures**

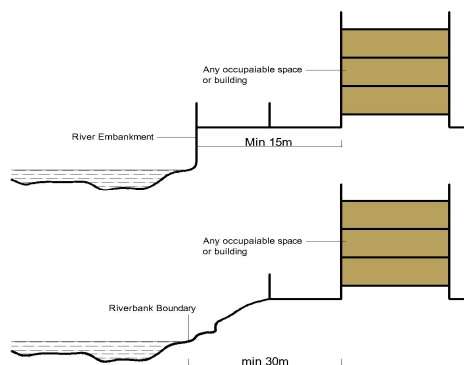
Every display structure such as billboard shall be designed to ensure safety and be installed in compliance of National Building Code.

# 28 ENVIRONMENTAL MANAGEMENT

## 28.1 Minimum Distance from Water body

The water body means any natural water course which may have been defined as water body in revenue record or not. While issuing the development permission all such water bodies need to be checked physically onsite and following provision of distance from water body shall be applied to all water body as stated below.

1. Minimum clearance of 30mts shall be provided between the boundary of the bank of a river where there is no embankment and any development work or part thereof.
2. Minimum clearances of 15mts to be provided between the embankment of a river and any building or part thereof or any other clearance as may be prescribed under any other general or specific orders of Government and appropriate Authority whichever is more.
3. Minimum clearances of 9mts shall be provided between the boundary of any other water body such as lake (talav), canal or nala and any building or part thereof.
4. Where a water course passes through a low lying land without any well defined bank, the applicant may be permitted by the Competent Authority to restrict or re-direct the water course to an alignment and cross-section determined by the Competent Authority.



## 28.2 Rain Water Management

### 28.2.1 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.

### **28.2.2 Rain water Harvesting**

Rain water harvesting is mandatory for all buildings with ground coverage 80 sq.mts and above. The system of storm water drainage and storage in reservoirs and recharge should conform to one of the following specifications:

**a. For Buildings with ground coverage above 80 sq.mts and below 500sq.mts:**

Percolation Pit or Bore Recharge shall be provided in the marginal space around the building. Such pits shall be filled with small pebbles, brick jelly or river sand and covered with perforated concrete slabs as illustrated below

**b. For Buildings with building-unit area above 500sq.mts and up to 1500 sq.mts:**

Percolating Well with Rain Water Harvesting System shall be provided as illustrated below (up to ground First River)

**c. For Buildings with building-unit area above 1500 sq.mts and up to 4000 sq.mts:**

Percolating Well with Rain Water Harvesting System shall be provided for every 4000sq.mts as illustrated above (up to ground Second River).

**d. For Buildings with building-unit area above 4000 sq.mts:**

One Percolating Well shall be provided as per Regulation 28.2.2(c) for every 4000sq.mts land area. As an alternative to providing multiple percolating wells, a Water Retention Pond with minimum capacity of 300,000 liters with a percolating well for every five percolating wells or part thereof shall be permitted as an alternative.

### **28.2.3 Rain water Storage**

For all building-units with area more than 1000sq.mts, Rain water storage tank shall be mandatory with adequate storage capacity.

## **28.3 Solid Waste Management**

All buildings shall provide facilities for solid waste management. Standards and specifications of facilities shall conform to the following requirements:

### 28.3.1 Solid Waste Bin for Residential Use

1. Community bin shall be provided in the road-side marginal open space.
2. The size of the bin container shall be calculated at the rate of 10 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.

### 28.3.2 Solid Waste Bin for Non-Residential Use

1. Community bin shall be provided in the road-side marginal open space.
2. The size of the bin container shall be calculated at the rate of 20 liters capacity per 100sq.mts 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 7.5mt. For such a place, used according to provision of this regulation, Competent Authority can collect security deposit from the plot owner as may be decided time to time.

## 28.4 Grey-water Recycling

### 28.4.1 Applicability

Any owner applying for approval for construction of a new set of buildings of category and total built-up area mentioned below shall make provision for reuse of recycled water:

No.	Building Use	Built-up Area(sq.mts)
1	Hospitals and Nursing Homes	More than 5,000
2	Hospitality: Hotels, Lodges, Guest houses	
3	Hostels for Schools, Colleges, Training Centers	More than 10,000
4	Community Centre, Banquet Halls, and similar uses	
5	Commercial	
6	All hazardous, water-polluting, chemical industries	

### 28.4.2 Provisions of Recycling System

The applicant shall along with his application submit the designs, plans, calculations and the references used for the calculations etc to provide the system to recycle the grey water. Such system shall include the provisions to facilitate the following:

1. Treated grey water is pumped to a separate tank on the roof from where grey water will be supplied to water closets, garden taps, car washing taps etc.
2. Only water from water closets should be let in to sewerage system.
3. Wherever arrangements from reuse of recycled water is provided additional arrangements for carrying the excess grey water to the sewerage system may also be provided.
4. In a nature or manner or in a way that shall not constitute a nuisance of foul gases or cause a public hazard or otherwise in compliance of these regulations.
5. The recycled water shall be used for non potable, no contact purposes within premises and shall not be connected to sewage/waste water system of local authority. However the waste generated by the recycle plant can be connected to local authority sewer network if it is of the accepted quality as mentioned in Regulation 28.4.3
6. Separation of grey water:
  - a. The wastes from toilets in the premises will be separated from grey water that is of bath room and kitchen wastes by means of separate down take discharge system.
  - b. The grey water shall be recycled by providing recycling plant and shall be reused for 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 colored 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 than that of the potable water system. Precautions should be taken to prevent cross contamination.

### **28.4.3 Quality of Water and Treatment**

1. The water generated after treatment should be safe for its use for flushing toilets, gardening etc.
2. The company or the agency engaged for installation of system for recycling of waste water shall preferably confirm ISO: 14000.
3. Provision may be made for checking the quality of recycled water with Water testing laboratory with Municipal Corporation or Water Supply and Sewerage Board.
4. The testing of wastes and the submission of the results shall be done in a manner in accordance with the terms and conditions prescribed by the Municipal Commissioner or Gujarat Pollution Control Board (GPCB) / Competent authority.

### **28.4.4 General Provision**

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 advice 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.

### 28.4.5 Enforcement of Regulations

1. In case of proposed/intending /under redevelopment properties, the occupier/ developer/ owner will submit an application to the competent authority with details of proposed 'grey water reuse system ' along with the application for demand of water permission to connect the Grey Water/sewage to municipal sewage system.
2. Conditional Waste Discharge Permission waste discharges of the conditional type plant will be allowed on the issue of a conditional permission provided the conditional type plant has recycling and reuse of water facility and not exceeding limits given in as per GPCB norms.

### 28.5 Tree Plantation

All buildings shall provide tree plantations conforming to the following:

1. Building unit having area of more than 100sq.mts shall be provided with minimum three trees for every 200sq.mts area or part thereof.
2. 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.
3. Trees shall be planted on site and guarded by the tree guards and shall be maintained properly.
4. Trees shall be planted without causing obstruction to the easy movement of fire fighting vehicles in case of fire emergency.
5. 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.
6. Competent Authority may consult Forest and Environment Department for tree typology, plantation and maintenance, etc. if required.

### 28.6 Solar Water Heating System

All buildings in the following categories of buildings shall provide solar-assisted water heating system:

No.	Building Use	Built-up Area
1	Bedded Hospitals and Nursing Homes	Any area
2	Hospitality: Hotels, Lodges, Guest houses	More than 2,000 sq.mts
3	Hostels for Schools, Colleges, Training Centers	
4	Community Centre, Banquet Halls, and similar uses	

5	Residential - detached and semi-detached dwelling units	More than 200 sq.mts Of individual dwelling unit area
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### 28.7 Energy Efficient Buildings

Any owner or developer, construct an Energy Efficient Buildings and produce a certificate from GRIHA (Green Rating for Integrated Habitat Assessment) or any other Government recognized 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.

### 28.8 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 until getting Environment Assessment Authority) as notification-2006
- Table :

No.	Project Activity	Area	Remarks
1	Building and Construction projects	Having Built-up area 20,000 sq.mts or more and less than 1,50,000 sq.mts	Built-up area is for covered construction; in the case of facilities provided open-to-sky, then activity area shall be considered
2	Township and area Development Project	Having area of building-unit 50Ha. or more OR Having built up area 1,50,000 sq.mts or more	

- Any Building and Construction projects, Townships and Area Development project falling under the category as mention in the table in 2. above and if the developer split the project in two 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.



## 29 POLLUTION CONTROL

### 29.1 Air Pollution

All buildings shall conform to provisions of Air Pollution Control Act, 1981 and to the provisions of Gujarat Smoke Nuisance Act, 1963.

### 29.2 Water Pollution

All buildings shall conform to provisions of Water (Prevention and Control of Pollution) Act, 1974.

### 29.3 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

### 29.4 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.

# 30

## MAINTENANCE AND UPGRADATION

### 30.1 Maintenance of Buildings

#### 30.1.1 Responsibility for Maintenance of Buildings

It shall be the responsibility of the Owner of a building to ensure that the building is kept in good repair, such that its structural stability is not compromised.

For the purpose of this regulation, buildings will be classified in two categories:

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

**Class 2:** Masonry-walled residential buildings constructed with height more than 9mts.

#### 30.1.2 Periodic Inspection and Maintenance Certificate

All buildings in Class 1 and Class 2 shall require periodic inspection by a SEOR at intervals specified in Planning Regulation No.25.15.1 and 25.16. 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.

### 30.2 Maintenance of Lifts and Escalators

#### 30.2.1 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.

#### 30.2.2 Maintenance Protocol

1. Maintenance protocol for lifts and escalators shall be as per:
  - a. IS: 1860 - 1980 Code of Practice for Installation, Operation and Maintenance of Electric Passenger and Goods Lift;
  - b. IS: 6620 - 1972 Code of Practice for Installation, Operation and Maintenance of Electric Service Lifts; and
  - c. IS: 4591 -1968 Code of Practice for Installation and Maintenance of Escalators.

2. The lift installation should receive regular cleaning, lubrication adjustment and adequate servicing by authorised competent persons at such intervals as the type of equipment and frequency of service demand.
3. In order that the lift installation is maintained at all times in a safe condition, a proper maintenance schedule shall be drawn up in consultation with the lift manufacturer and rigidly followed.
4. A log book to record all items relating to general servicing and inspection shall be maintained.
5. The electrical circuit diagram of the lift with the sequence of operation of different components and parts shall be kept readily available for reference by responsible for the maintenance and replacement, where necessary, to the satisfaction of the Competent Authority.
6. Any accident arising out of operation or maintenance of the lifts shall be duly reported to the Competent Authority.

### **30.3 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.

#### **30.3.1 Periodic Inspection and Maintenance Certificate**

For all buildings with height more than 16.5mts, 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.

# 31

## FORMS

### FORM NO. C.

(See Rule -9 and See Regulation No. 3.1)

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

To

The

Chief Executive Authority/Municipal Commissioner,

Rajkot Urban Development Authority / Rajkot Municipal Corporation.

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

a) The plans are prepared by Registered Architect/Engineer

Mr. \_\_\_\_\_

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

Mr. \_\_\_\_\_

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

Signature of Owner/Builder/Organizer/Developer or Authorised agent of owner:

Date:

1.	Applicant's name	:
2.	Postal Address for correspondence	:
3.	Applicant's interest in land with respect of rights	:
4.	Description of Land, village, Town Planning Scheme, Revenue Survey Numbers, Final Plot No.	:
5.	What is the present use of the land and/ other building if they are to be put to more than one kind of use, Please give details of each use	:
6.	Please describe in short the development work stating the proposed use of land for the building. If land and/or the building are to be put to more than one use, please give details of each use	:
7.	Is this land included in a layout sanctioned by the appropriate authority? If yes, please give date of sanction and reference No. with a copy of the sanctioned layout. If not, is it approved by any other Authority? Give the name of such Authority with date of sanction and reference no with a copy of the sanctioned layout.	:
8.	For residential use, number of dwelling units and floor	:
9.	Nature and manner of working of industrial/commercial establishment in case the proposed use is for Industry/Commerce	:
	What separate arrangements have been proposed to be made for loading and unloading of goods from the industrial or commercial goods vehicles?	:
	What arrangements have been proposed to be made for disposal of industrial waste effluent?	:

Signature of Owner/Builder/Organiser/Developer or Authorised agent of owner:

Date:

**FORM NO. C (a)****(See Rule - 9 and Regulation No. 3.1)**

Gujarat Town Planning and Urban Development Act, 1976.

Application for permission of Brick-kiln, Mining and Quarrying under Section-27.

To

The

Chief Executive Authority/Municipal Commissioner,

Rajkot Urban Development Authority / Rajkot Municipal Corporation

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

Signature:

Date :

1.	Applicant Name	:	
2.	Postal Address	:	
3.	Applicants interest/title in land with respect of record of rights.	:	
4.	Description of land, village, Revenue Survey No. and Area	:	
5.	Present use of land	:	
6.	Proposed use of land	:	
7.	I. Whether in past brick-kiln/mining/quarrying was undertaken on the land in question?	:	

	II. If yes, since which year?	:	
	III. Whether development permission and N.A. permission were obtained?	:	
8.	Total area of land in question	:	
9.	How much area is already put to such use so far? (Please shown on sketch plan)	:	
10.	Area now proposed to be taken up for brick manufacture. (Please show on sketch plan)	:	
11.	Duration (in month/year) for which permission is sought (Give time - limit for completion or termination of such use)	:	
12.	If the permission is asked for renewal I) No. and date of previous permission ii) Amount of the Security Deposit	:	

Instruction to applicant regarding sketch plan and documents to be submitted along with the application (for new permission as well as renewal).

1. An extract of the record of rights or any other document showing the ownership of the land owner for this purpose shall be indicated with necessary documentary-proof if the applicant is not the owner of the land in question.
2. Zoning certificate from the Authority shall be enclosed along with the application.
3. A certified site plan showing the land in question along with surrounding area shall be attached.
4. True copies of last year's permission

**FORM NO. 2 (a)**

(See Regulation No. 3.3 (VII))

**CERTIFICATE OF UNDERTAKING OF  
REGISTERED ARCHITECT/ENGINEER/SURVEYOR**

TO, -----

REF: \_\_\_\_\_ Proposed \_\_\_\_\_ work \_\_\_\_\_ of \_\_\_\_\_

(Title of the project)

C.S.No/R.S.No. \_\_\_\_\_/F.P.No. \_\_\_\_\_ i

nward No. \_\_\_\_\_ At Village \_\_\_\_\_ Taluka \_\_\_\_\_

T.P.S.No \_\_\_\_\_ of \_\_\_\_\_

Village/Town/City

For \_\_\_\_\_

(Name of Owner/Organizer/Developer/Builder)

Address&amp;Tele.No. \_\_\_\_\_

I am a member of Council of Architects/I am possessing current registration to act as registered Engineer.

I hereby certify that I am appointed as the Registered Architect/ Engineer/ Surveyor to prepare the plans, sections and details as required under the provisions of the Act. Development Control Regulation for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall be carried out under my direction and supervision as per the approved drawings. I am fully conversant with the provisions of the Regulations/ which are in force and about my duties and responsibilities under the same and I undertake to fulfill them in all respect.

I also undertake to provide adequate measure for installation of plumbing, drainage, sanitation and water supply. The appointment of site supervisor, clerk of works, building contractor, plumbing contractor and electrical contractor shall be made at the appropriate stage before the relevant work commences.

**Signature:**

Reg. No. \_\_\_\_\_ Date \_\_\_\_\_

Name : \_\_\_\_\_

Address &amp; Tele No. : \_\_\_\_\_



**FORM NO. 2 (b)**  
**(See Regulation No. 3.3 (vii))**  
**CERTIFICATE OF UNDERTAKING OF**  
**REGISTERED STRUCTURAL DESIGNER**

TO \_\_\_\_\_

Ref: \_\_\_\_\_ Proposed \_\_\_\_\_ work \_\_\_\_\_ of \_\_\_\_\_

**(Title of the work)**

C.S.No./R.S.No./F.P.No. \_\_\_\_\_ in ward \_\_\_\_\_  
\_\_\_\_\_ at village \_\_\_\_\_ Taluka \_\_\_\_\_

In T.P.S.No. \_\_\_\_\_ of \_\_\_\_\_

Owner: \_\_\_\_\_

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

Tele.No. \_\_\_\_\_

I am possessing current Registration to act as a structural Designer. This is to certify that I am appointed as the registered structural designer to prepare the structural report, structural details and structural drawings for the above mentioned project. I am fully conversant of my duties and responsibilities under the Regulations and assure that I shall fulfill them in all respect. I have prepared and signed the structural design and drawings of the proposed building and further certify its structural safety and stability.

I undertake to supply the owner and the supervisor the detailed drawings. If my services are terminated, I undertake to intimate the Authority in writing.

Signature: \_\_\_\_\_

Registration No. \_\_\_\_\_ Date \_\_\_\_\_

Name: \_\_\_\_\_

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

Tele.No. \_\_\_\_\_

\_\_\_\_\_ \* to be struck off if not applicable.

**FORM NO. 2(C)**

(See regulation No. 3.3 (vii))

**CERTIFICATE OF UNDERTAKING OF  
REGISTERED CLERKS OF WORKS/SITE SUPERVISER/DEVELOPER/OWNER**

To \_\_\_\_\_

Ref: \_\_\_\_\_ Proposed \_\_\_\_\_ work  
of \_\_\_\_\_

(Title of the work)

C.S...NO. /R.S.NO. /F.P.NO \_\_\_\_\_ in word \_\_\_\_\_

at village \_\_\_\_\_ Taluka \_\_\_\_\_ in T.P.S NO \_\_\_\_\_ at \_\_\_\_\_

Owner: \_\_\_\_\_

Address &amp; Tele No.: \_\_\_\_\_

I possess a current Registration to act as Registered \_\_\_\_\_

I hereby certify that I am appointed as a registered \_\_\_\_\_  
on the above mentioned project and that all the works under my charge shall be  
executed in accordance with the stipulations of the National Building Code and  
relevant standards of the I.S.I.

I am fully conversant with the provisions of the Regulations which are in force and  
about the Duties and Responsibilities under the same and I undertake to fulfill them  
in all respect.

\* I undertake not to supervise more than ten works at a given time as provided in  
Development Control Regulations.

\* I undertake not to supervise work simultaneously at one point of time on any other  
sites during my supervision of the execution of this work.

Signature:

Registration No \_\_\_\_\_ Date \_\_\_\_\_

Name \_\_\_\_\_

Address &amp; Tele. No. \_\_\_\_\_

\_\_\_\_\_ \*to be struck off if not applicable

**FORM No 2(d)**  
**(Regulation No 3.3 (VII))**  
**CERTIFICATE UNDERTAKING**  
**FOR HAZARD SAFETY (CHAPTER No. 28) REQUIREMENT**

To, \_\_\_\_\_

**(Title of project)**

REF: \_\_\_\_\_ Proposed \_\_\_\_\_ work \_\_\_\_\_ of \_\_\_\_\_

**(Title of project)**

C.S. No./RS.NO.(F.P. No.) \_\_\_\_\_

In ward No. \_\_\_\_\_ at Village \_\_\_\_\_ Taluka \_\_\_\_\_

T.P.S. No. \_\_\_\_\_ Of \_\_\_\_\_

**Village/Town/City**

1. Certified that the building plans submitted for approval satisfy the safety requirements as stipulated under Building Regulation No. 28 and the information given therein is factually correct to the best of our knowledge and understanding.
2. It is also certified that the structural design including safety from hazards based on soil conditions shall be duly incorporated in the design of the building and these provisions shall be adhered to during the construction

Signature of Owner with date \_\_\_\_\_ Signature of the Engineer/ \_\_\_\_\_

Name in Block Letters \_\_\_\_\_ Structural Engineer with date \_\_\_\_\_

Address \_\_\_\_\_ Name in Block Letters \_\_\_\_\_

\_\_\_\_\_ Address \_\_\_\_\_

Signature of Owner with date \_\_\_\_\_ Signature of the \_\_\_\_\_

Developer with date \_\_\_\_\_ Architect with date \_\_\_\_\_

Name in Block Letters \_\_\_\_\_ Name in Block Letters \_\_\_\_\_

Address \_\_\_\_\_ Address \_\_\_\_\_

**Note: The certificate of Undertaking shall be signed by person concerned as per the provisions of these regulations**

**FORM NO. 3.**  
**(See Regulation No. 3.3 (viii))**

	A	Area Statement	Sq Mts.	I.			
Layout plan, Building Plan Details Form for carrying out development work.	1.	Area of Plot		List of Drawing	No. of Copies		
		(a) As per record					
		(b) As per site condition					
1. Site Plan 3.3 [under regulation no. (IV) & (VI) (a)]	2.	Deduction for		II.			
		(a) Proposed roads		Ref. Description of last approved plans (if any)	Date :		
		(b) Any reservations					
		Total (a + b)					
2) Detailed Plan [under regulation no. 3.3 (V)]	3.	Net area of plot (1 - 2)					
	4.	% of Common Plot					
		Balance area of Plot (3 - 4)					
3) Layout Plan [under regulation no. 3.3 (VI) (b)]	5.	Permissible F.S.I.					
	6.	Total Built up area permissible at :		III. Description of proposed property			
	A	Area Statement	Sq Mts.	I.			
		a. Ground Floor					
		b. All floors					
		Existing floor area at :					
		G.F.		IV.	North line	Scale	Remarks
		F.F.					
		2nd floor					
		Rest of the floors and tower floor					
		Proposed area at :					
		G.F.					
		F.F.					
		2nd Floor					

		Rest of the floors and tower floor				
		Total : built up area :				
		Proposed F.S.I. consumed :				
	B.	Balcony area statement :		V. CERTIFICATE :		
	1.	Proposed balcony area per floor		I) Existing Structure and adjoining property is		
	<b>A</b>	<b>Area Statement</b>	<b>Sq Mts.</b>	<b>I.</b> seen by me and necessary precaution will be taken for smooth working without any damage		
	2.	Excess balcony area (Total)				
	C.	Tenement Statement				
	1.	Area for tenement		To existing work. Manhole connection is		
	2.	Tenement permissible at :		Possible and is verified by me.		
		G.F.				
		All floors				
	3.	Tenement existing at :		ii) Certified that the plot under reference was Surveyed by me on _____ and the dimensions of sides etc. of plot state on plan are as measure on site and the area so worked out tallies with the area stated in _____ document of ownership/T.P _____ record. Architect/Engineer/Surveyor Signature.		
		G.F.				
		All floors				
	4.	Tenement proposed at :				
		G.F.				
		All floors				
	<b>A</b>	<b>Area Statement</b>	<b>Sq Mts.</b>	<b>I.</b>		
	5.	Total tenements (3 + 4)				
	D.	Tenement Particulars		VI. SIGNATORIES		
	1.	Nos. of rooms per tenement		Signator y	Signatur e	Name and address with Reg. No.
	2.	Toilet units provided for tenement.				
	3.	Tenement floor area				
	E.	Parking Statement.				
	1.	Parking space required as per regulations :		Owner		
	2.	Proposed parking space :		Architect/		
	3.	Loading unloading area :		Engineer/		
				Surveyor		

**FORM NO. 4.**  
**(See Regulation No. 3.3(viii))**

	A	Area Statement	Sq Mts	I.		
FOR SUBDIVISION/ AMALGAMATION/ LAYOUT OF LAND	1.	Area of Plot		List of Drawing attached	No. of copies	
	2.	Deduction for :				
	a.	Proposed roads		II.		
	b.	Any reservation		Ref. & Description of Last approved plans if any	Date	
SITE PLAN [under regulation no. 3.3 IV and VI (a)]		Total : (a+b)				
	3.	Net area of plot (1-2)				
	4.	Common plot		III.		
Layout Plan [under regulation no. 3.3 VII(b)]		Balance area of plot (3-4)		Description of proposed development and property		
		Permissible F.S.I.		IV.		
		Total Built-up area permissible				
		Existing floor area		North line	Scale	Remarks
		F.S.I.				
		Notes :		V. CERTIFICATE		
			Certified that the plot under reference was surveyed			
	A	Area Statement	Sq Mts	I.		
				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	
				Reg. No.		

**FORM NO. D.**  
**(See Rule -11 and Regulation No. 5.1)**  
**DEVELOPMENT PERMISSION**

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

To \_\_\_\_\_

(Name of the person)

For \_\_\_\_\_

(Description of work)

on the following conditions/grounds Conditions : (in case of grant)

Grounds: (in case of refusal)

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

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

b. Site Clearance :

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

- road line
- reservations
- zone
- other (specify)

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

- Road
- reservation
- final plot
- other (specify)

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

c. Scrutiny of Layout :

Following provisions are not as per the Development Control Regulations

- Set back
- margin

- common plot
- internal roads
- parking space
- ground coverage
- any other (specify)

d. Scrutiny of Building Requirements :

Following provisions are not as per the Development Control Regulations.

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

Chief Executive Authority/

Municipal Commissioner/

Rajkot Urban Development Authority/

Rajkot Municipal Corporation.



**FORM NO. 6 (a)**  
**[See Regulation No. 6.2(a)]**  
**PROGRESS CERTIFICATE**

Plinth Stage/In case of basement before casting of basement slab.

Reference No. \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Location: \_\_\_\_\_

Submitted on: \_\_\_\_\_ Received on: \_\_\_\_\_

The  
Chief Executive Authority/Municipal Commissioner,  
Rajkot Urban Development Authority / Rajkot Municipal Corporation

Sir,

I hereby inform you that the work of execution of the building as per approved plan has reached the plinth level and is executed under my supervision. It is executed as per the details given by the structural designer.

I declare that the amended plan is/is not necessary at this stage.

Yours faithfully,

(Name and Signature of the Architect/Engineer)

Note of the inspection by the Appropriate Authority:

Name of the Inspecting Office with Designation:

Date and time of inspection:

**Remarks** :(as per Development Control Regulations)

Signature and Date.

**FORM NO. 6 (b)**  
**[See Regulation No. 6.2(a)]**  
**PROGRESS CERTIFICATE**

**First Storey**

Reference No. \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Location: \_\_\_\_\_

Submitted on: \_\_\_\_\_ Received on: \_\_\_\_\_

The  
Chief Executive Authority/Municipal Commissioner,  
Rajkot Urban Development Authority / Rajkot Municipal Corporation

Sir,

I hereby inform you that the work of execution of the building as per approved plan has reached the first storey level and is executed under my supervision. It is executed as per the details given by the structural designer.

I declare that the amended plan is/is not necessary at this stage.

Yours faithfully,

(Name and Signature of the Architect/Engineer)

Note of the inspection by the Appropriate Authority:

Name of the Inspecting Office with Designation:

Date and time of inspection:

**Remarks:** (as per Development Control Regulations)

Signature and Date.

**FORM NO. 6 (c)****[See Regulation No. 6.2(a)]****PROGRESS CERTIFICATE**

Middle storey in case of high-rise building.

Reference No. \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Location: \_\_\_\_\_

Submitted on: \_\_\_\_\_ Received on: \_\_\_\_\_

The

Chief Executive Authority/Municipal Commissioner,

Rajkot Urban Development Authority / Rajkot Municipal Corporation

Sir,

I hereby inform you that the work of execution of the building as per approved plan has reached \_\_\_\_\_ storey level and is executed under my supervision. It is executed as per the details given by the structural designer.

I declare that the amended plan is/is not necessary at this stage.

Yours faithfully,

(Name and Signature of the Architect/Engineer)

Note of the inspection by the Appropriate Authority:

Name of the Inspecting Office with Designation:

Date and time of inspection:

**Remarks:** (as per Development Control Regulations)

Signature and Date.

**FORM NO. 6 (d)**  
**[See Regulation No. 6.2(a)]**  
**PROGRESS CERTIFICATE**

Last storey.

Reference No. \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Location: \_\_\_\_\_

Submitted on: \_\_\_\_\_ Received on: \_\_\_\_\_

The

Chief Executive Authority/Municipal Commissioner,  
Rajkot Urban Development Authority / Rajkot Municipal Corporation

Sir,

I hereby inform you that the work of execution of the building as per approved plan has reached \_\_\_\_\_ storey level and is executed under my supervision. It is executed as per the details given by the structural designer.

I declare that the amended plan is/is not necessary at this stage.

Yours faithfully,

(Name and Signature of the  
Architect/Engineer)

Note of the inspection by the Appropriate Authority:

Name of the Inspecting Office with Designation:

Date and time of inspection:

Remarks: (as per Development Control Regulations)

Signature and Date.

**FORM NO. 7.****[See Regulation No. 6.2(c)]****COMPLETION REPORT**

Reference No. \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Location: \_\_\_\_\_

Submitted on: \_\_\_\_\_ Received on: \_\_\_\_\_

The

Chief Executive Authority/Municipal Commissioner,

Rajkot Urban Development Authority / Rajkot Municipal Corporation

Sir,

The work of erection/re-erection of building as per approved plan is completed under the inspection of Site Supervisor and/or clerk of works/Architect/ Engineer/Surveyor-Plan maker who has given the completion certificate which is enclosed herewith.

I declare that the work is executed as per the provisions of the Act and Development Control Regulations / Bye-laws and to my satisfaction. I declare that the construction is to be used for \_\_\_\_\_ the purpose as per approved plan and it shall not be changed without obtaining written permission.

I hereby declare that the plan as per the building erected has been submitted and approved.

I have transferred the area of parking space provided as per approved plan to an individual/society/association before for occupancy certificate.

Yours Faithfully,

(Owner's Signature)

Encl: Completion certificate.

**FORM NO. 8**  
**[See Regulation No. 6.2(c)]**  
**BUILDING COMPLETION CERTIFICATE**

Reference No. \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Location: \_\_\_\_\_

Submitted on: \_\_\_\_\_ Received on: \_\_\_\_\_

The

Chief Executive Authority/Municipal Commissioner,

Rajkot Urban Development Authority / Rajkot Municipal Corporation,

I hereby certify that the construction work on the above plot is carried out under my supervision. The work is executed as per the approved Development permission.

Yours Faithfully,

Signature of the Registered

1. (Architect/Engineer and Registration No.)

2. (Surveyor Signature and Registration No.)

3. (Signature of Clerk of works and Registration No.)

**FORM NO. 9.**  
**(See Regulation No. 7)**  
**FORM OF OCCUPANCY CERTIFICATE**

I hereby certify that the Development \_\_\_\_\_  
(Brief description of nature of development)

On Survey No. \_\_\_\_\_ of Village \_\_\_\_\_

Taluka \_\_\_\_\_ Plot No. \_\_\_\_\_ of T.P. Scheme No. \_\_\_\_\_

Street \_\_\_\_\_ Ward/Sector \_\_\_\_\_ in the  
development area, completed under the supervision of  
\_\_\_\_\_

**(Name of the registered Architect/Engineer)**

has been inspected on \_\_\_\_\_ and I declare that the  
development has been carried out in accordance with the Development Control  
Regulations and the conditions stipulated in the Development Permission No.  
\_\_\_\_\_ Dated \_\_\_\_\_ and that the  
development is fit for the use for which it has been permitted.

Chief Executive Authority/Authorised  
Officer/ Municipal Commissioner

Rajkot Urban Development Authority

Rajkot Municipal Corporation.

**FORM NO. 10.**  
**(See Regulation No. 9.1)**

Registration for Architect/Engineer /Structural Designer/Clerk of Work/Site Supervisor/ Surveyor-Plan maker, Developer/ owner.

**APPLICATION FORM**

Name Address (Local) Permanent Address Telephone No. Qualifications Experience Are you serving anywhere? (Give detailed address of employer and his No Objection Certificate) Registration/Registration renewal fee/remitted In person/by M. O. etc. (No such fees shall be payable by Architect registered with council of Architects, India Last year's Registration No. Further particulars, if any	
---	--

I hereby undertake to abide by all Rules, Regulations, Standing Orders, Requisitions and instructions given by the Authority and shall carry out duties and responsibilities as prescribed in Development Control Regulations. I also understand that if, I fail to perform my duties as above, the Authority will be entitled to withdraw my Registration and forfeit my Registration fee, if any.

Kindly grant me a new/renewed Registration for the year \_\_\_\_\_.  
 Registration Book may be sent to me when ready. I send herewith two passport size copies of my photographs signed by me.

Signature of applicant



**FORM NO. 11.****(See Regulation No. 26.14.2)****STRUCTURAL INSPECTION REPORT**

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

I. Description by title and location of the property including T.P.No., F.P.No. etc.:

II. Name of the present owner:

III. Description of the structure:

Class I or Class II (Briefly describe the property in general and the structure in particular)

(a) Function	(b) Framed construction							
	Residence (with or without shops)	Apartments (with or without shops)	Office Bldg.	Shopping center	School/ College.	Host .	Auditorium	Factory
	1	2	3	4	5	6	7	8
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		

IV.	Year of construction Year of subsequent additions or rectification's (Please describe briefly the nature of additions or rectification's)	
V.	Date of last inspection report filed: Last filed by whom (This does not apply to the first report).	
VI.	Soil on which building is founded	
	I) Any change subsequent to construction I. Nearby open excavation II. Nearby collection of water III. proximity of drain IV. underground water-tank V. R.W. Pipes out-lets VI. Settlements	
VII	The Super-structure (R.C.C. Frame structure) I) Crack in beam or column nature and extent of crack probable causes. II) Cover spell III) Exposure of reinforcement IV) Subsequent damage by user for taking pipes, conduits, hanging, fans or any other fixtures, etc. V) Crack in slab VI) Spilling of concrete or plaster of slab VII) Corrosion of reinforcement VIII) Loads in excess of design loads	
VIII	The Super-Structure (Steel Structure) I) Paintings I) Corrosion II) Joint, nuts, bolts, rivets, welds, gusset plates III) Bending or buckling of	

	members IV) Base plate connections with columns or pedestals V) Loading	
IX.	The Super-Structure (Load bearing masonry structure) Cracks in masonry walls) (Please describe some of the major cracks, their nature, extent and location, with a sketch, if necessary.	
X.	Recommendations if any	

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

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

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(Signature of the registered structural Designer and date)

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Name of the registered structural designer:

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Registration No

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Address

**FORM NO. 12.****[See Regulation No. 9.3.4 (C) (C)]****STRUCTURAL DESIGNER'S REPORT****(To be submitted for obtaining Development Permission)**

Soil Data: Village \_\_\_\_\_ R. S. No. \_\_\_\_\_ Plot No. \_\_\_\_\_

Sub Plot No. \_\_\_\_\_ Area (Sq.Mts.) \_\_\_\_\_

a	Nature of soil met with at the site (Please indicate the soil type from the SCHEDULE – 1)	
b	Depth at which foundation is to be placed In meter below road / ground level.	
c	Soil safe bearing capacity (as given by National Building Code. 1970 / or approved laboratory) Tones / Sq.Mt.	
d	Soil safe bearing capacity used for foundation design Tones / Sq. Mt.	
e	Soil test from approved laboratory for building more than three storey height	
II	Foundation	
	Nature of foundation (Please indicate the type of foundation used for the work.)	
a	Wall foundation	
b	Strip and combined footings	
c	Spread footings	
d	Raft foundation	
e	Any other type of foundation	
III	Superstructure Type of structure	
Class – A	Masonry load bearing structure	
Class – B	Framed structure (R. C. C. or steel)	
Class – C	Shed structure	
Class – D	Cinema –Houses, Auditoriums, Halls etc.	

Class – E	Special structures (Please specify)	
IV	Extension of existing structures	
1	Details of existing foundations	
2	Details of existing load bearing elements	
3	Report regarding strength and stability of existing. Structure to receive additional loads	

**V Loading**Nature of occupancyIntensity of loadingConsidered for design

- I. Live Loads
- II. Wind Load
- III. Earthquake force

**VI Note on approach to analysis and design:**

Attach a statement of not less than 20 lines description of approach to analysis and design used or proposed to be used by you listing assumptions etc.

**VII Use of Codes and Specifications:**

I am familiar with the relevant codes and specifications of Indian Standards Institutions and Sections of National Building Code pertaining to structural design. I have used / proposed to use – latest versions of these codes and specifications in my design. Wherever guidance from these is not available. I have used other codes or good engineering practice which I will be prepared to substantiate, if required.

**VIII Drawings:**

I undertake to provide to the Supervisors, (Engineer) one set of drawings having minimum information specified in Schedule – 2 according to the class of the structure.

Signature of Structural Designer with date

Name .....Registration No. ....

Address .....

Phone No. (O).....

(M).....

**FORM NO. 13.**  
**[See Regulation No. 9.3.4 (C) (C)]**  
**Fire Safety Certificate**

To

The Chief Executive Authority / Municipal Commissioner  
Urban Development Authority/Municipal Corporation  
Rajkot

Existing Building: \_\_\_\_\_ Survey No: \_\_\_\_\_ City Survey No. \_\_\_\_\_

Block No: \_\_\_\_\_ Final Plot No. \_\_\_\_\_ Sub Plot/Property No. \_\_\_\_\_

Address and location of existing building: \_\_\_\_\_

\_\_\_\_\_  
Name of Owner: \_\_\_\_\_

Type of Structure: \_\_\_\_\_

Sir/Madam,

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

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

Name of the FPCOR: \_\_\_\_\_

Registration No.: \_\_\_\_\_

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

Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**FORM NO. 13.****[See Regulation No. 9.3.9]****Fire Protection Consultant Undertaking Certificate**

To

The Chief Executive Authority/ Municipal Commissioner  
Urban Development Authority/ Municipal Corporation  
Rajkot

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 proposal building: \_\_\_\_\_

Name of the Owner/Developer \_\_\_\_\_

Sir/Madam,

I am currently registered as Fire Protection Consultant on Record with the Chief Fire Officer. I hereby certify that I have been appointed as the Fire Protection Consultant on Record of the proposed building. I am fully conversant with the Regulations and of my duties and responsibilities under the Regulations and assure that I shall fulfill them in all respects. I have prepared and signed the fire safety drawings of the proposed building as per the Regulations and further certify its fire safety.

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

Name: \_\_\_\_\_

Registration No \_\_\_\_\_

Address &amp; Tel. No.: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**APPENDIX: A****List of Obnoxious and Hazardous Industries**

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



vii)	Manufacture of compressed 'Permanent' liquefied and dissolved gases.	Risk of fire.
	Acetylides pyridines, lot form. B-Nepthol etc.	Risk of fire, smell
viii)	<u>MISCELLANEOUS :-</u>	
(2)	Electro-thermal industries such as manufacture of calcium carbide, phosphorous, aluminum dust, paste, powder, copper, zinc etc.	Risk of fire.
(3)	<p><u>Positions :</u></p> <p>Ammonium Sulpho-cyanide, arsenic and its compound, barium acetates, barium bodies, barium carbonate, barium cyanide, barium ethylsulphate, barium acetate, cinnabar copper sulphocyanide, Ferro cyanides, nitro cyanic acid, potassium cyanide etc.</p> <p>Manufacture of cellulosic products : rayonfiber, waster products, rayophans paper etc. cellulose, nitrate, celluloid articles, scrap &amp; solution.</p> <p>Paints, enamels, colors, varnish (other than Litho Varnish) and Varnish remover of all kinds.</p> <p>Turpentine &amp; turpentine substitutes.</p> <p>Matches.</p> <p>Printing ink.</p> <p>Industrial alcohol.</p> <p>Manufacture of newsprint.</p> <p><b><u>Petroleum Products :</u></b></p> <p>Crude oil refining, processing &amp; cracking, petroleum jelly, naphthacracking, including gas</p>	<p>Contamination if stored on same floor as or on floors above food (fire hazards in any case).</p> <p>Risk of fire.</p> <p>Risk of fire and smell</p> <p>Risk of fire. Fire Hazards.</p> <p>Unpleasant smell. Unpleasant smell, enormous quantity of contaminated waste,</p>

	cracking for any purpose.	fire hazards.
ii	Carbon black manufacture and black of all kinds.	
1)	Petroleum coke usage for graphite production.	Inflammable fumes & noise.
		Fire hazards.
2)	Lubricating & fuel oils & other oils such as schise oil, shale oil etc.	Fire hazards.
3)	<b><u>Rubber Industry</u></b>	
	Reclamation of rubber and production of tyres, rubber solutions containing mineral naphtha and rubber waste.	Fire hazards.
4)		
iii	<b><u>Metallurgical</u></b> Industries with the following operation. (1) Sintering Smelting (2) Blast furnaces. (3) Recasting of or a sulfide oxides or	Fire hazards.
iv	<b><u>Manufacture of Radio Active Elements such as</u></b> Thorium, radium and similar isotopes	Nose ,dust, smoke and risk of fire
	<b><u>Paper and Paper Products :</u></b> Large scale paper pulp and board manufacture	
v	<b><u>Leather and other animal products.</u></b> 2. Leather Tanning.	Radiation Hazard.
	2. Glue and Gelatin manufacture from bones and flesh.	
vi	3. Bone crist, bone meal, bone powder or storage of bones in the	Unpleasant smell, large quantities of containment waste water.

<p>vii</p> <p>viii</p> <p>ix</p> <p>x</p> <p>xi</p>	<p>plants</p> <p>4. Glandular extractions.</p> <p>5. Animal and fish oils.</p> <p><b><u>Manufacture of explosives</u></b></p> <p>(1) All type of explosives or their ingredients such as fireworks of all kind, bombs, gun cotton, gun powder, flash powder, rockets</p> <p>(2) Industrial Gallatin, Nitroglycerin and fulminate.</p> <p><b><u>Manufacture of cement and Refractories.</u></b></p> <p>(1) Portland cement</p> <p>(2) Refractories</p> <p>(3) Thamslling Vitreous</p> <p>(4) Glass furnaces</p> <p>(5) Mechanical stone crushing</p> <p><b><u>Fertilizer</u></b></p> <p>Nitrogenous, phosphatic manufacturing on a large scale except mixing of fertilizer for compounding.</p> <p><b><u>Heavy Engineering &amp; Forgoing shops:</u></b></p> <p>Using steam &amp; power hammers &amp; heavy metal forgings.</p> <p><b><u>Wood &amp; Wood Products :</u></b></p> <p>Distillation of Wood.</p> <p><b><u>Textiles :</u></b></p> <p>1) Oil sheets &amp; waterproof clothing</p> <p>a) Wool spinning.</p> <p>2) Clean rags (not including clean</p>	<p>obnoxious smell</p> <p>obnoxious smell</p> <p>obnoxious smell</p> <p>obnoxious smell</p> <p>Risk of fire.</p> <p>Fire explosion hazards.</p> <p>Fire explosion hazards</p> <p>Dust</p> <p>Smoke &amp; solid wastes</p> <p>Smoke &amp; furnace</p> <p>Fire</p> <p>Dust, slurry, noise</p> <p>Fire, noise, atmosphere pollution due to obnogases, fire and dust.</p> <p>Noise, vibration &amp; smoke.</p>
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xii	<p>textiles cutting only) and grassy rags. 3) Flax yarn &amp; other fiber. Textile finishing, bleaching and dyeing.</p>	
xiii	<p><b><u>Foods :</u></b> Vegetable oils. Abottories. Alcohol distilleries and breweries &amp;potanis spirit. Suger refining.</p>	<p>Fire hazards. Wool washing liquors containing certain impurities. Fire hazards.  Fire hazards. Waste water containing acid etc.</p>
xiv	<p><b><u>Transport :</u></b> Manufacture of aircraft, locomotives, tractors etc.</p>	<p>Noise, unpleasant smell. Water, water with obnoxious smell. Oxygen causing unpleasant smell, noise, fire hazards. Unpleasant smell, fire hazards.</p>
xv		<p>Smoke and noise.</p>

**APPENDIX: B****Building requiring Fire Protection Consultant and Inspection by Chief Fire Officer**

<b>Building Use</b>	<b>Criteria</b>	<b>Fire Protection Consultant</b>	<b>Chief Fire Officers Opinion</b>
All uses	Building Height>40 mts	Required	Required
Residential	Building Height>13.5mts	Required	May not be Required
	Building Height>16.5mts	Required	Required
Mixes use or Business	Building Height>13.5mts	Required	Required
Hospitality, Educational, Institutional, Mercantile	Building Height>10mts to 16.5	Required	Required
	Building Height>16.5	Required	Required
Special Building, Storage Building, Wholesale Market	Building Height>13.5	Required	Required
	Total Built-up area up to 5,000 sq.mts	Required	Required
	Total Built-up area up >5,000	Required	Required
Light Industrial, General Industrial	Total Built-up area up to 500 sq.mts	Required	May not be Required
	Total Built-up area>500	Required	Required
Obnoxious Industrial	Total Built-up area up to 500 sq.mts	Required	Required
	Total Built up area>500 sq.mts	Required	Required
Religious Building	Total Built up area >2000 sq.mts	Required	Required
Fuelling Station	All Buildings	Required	Required

## **APPENDIX: C**

### **Applicability of Regulations**

These regulations except regulation No 30 apply to all new constructions to be carried out and shall also apply to any additions or alterations that may be made in any existing constructions and also in case of change of use in existing building. The Regulation No 30 shall apply to existing buildings.

A person shall be deemed to do or omit or fail to do any act or thing who does or omits or fails to do such act or thing either in the capacity of an owner, agent of an owner, contractor, agent of a contractor, builder, agent of a builder, structural designer, architect or engineer, surveyor/ plan maker, clerk of works or person in charge of any building operation.

Addition or extension to a building No addition or extension to a building shall be allowed unless the addition or extension is such as would be permissible if the whole building were reconstructed from the plinth with the open spaces required under the regulations applicable to the site of the building at the time of the proposed addition or extension and no addition or extension to a building shall be allowed which would diminish the extent of air space below the minimum which is required by the regulations applicable to the site of the building at the time of the proposed addition or extension.

### **Safe guard against reduction of open spaces:**

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

### **Open space to be open to sky:**

Every open space whether exterior or interior or a setback provided in pursuance of any regulation, or under an agreement lodged with the authority shall be paved and be always kept free from any erection thereon and open to the sky, except 23 cms Cornice or 30 cms eaves or grill with opening not less than 8x8cms and no weather shade or other protection shall overhang or project over the said open space or over a side set back so as to reduce the width to less than the minimum provided under these regulations. No open drain except for rain water shall be free structure in any open space required by these regulations.

## APPENDIX: D

### **RELAXATION**

In the case of plot owned by : i) Competent Authority, ii) Government, iii) Housing Board, and iv) any corporate body constituted under a statute, the competent authority may for reasons to be recorded in writing relax or waive any of the regulations in the public interest. Provided that no relaxation or waiver of any of the development regulations concerning maximum built-up-area on any floor, common plot, COP, marginal open space, provisions of high rise buildings, F.S.I. and parking shall be made, unless specifically provided in these Regulations.

Notwithstanding anything contained in foregoing Regulations of the Development Plan in case where these regulations cause hardships to the owners because of their application to the alterations not involving addition to the existing structures erected prior to the coming into force of these regulations, the Competent Authority after considering the merits of each individual case may relax or waive, for reasons to be recorded in writing and regulation of the Development Plan.

Provided that this relaxation shall not be made in any regulations for high rise building.

In the case of existing building units in respect of which the layout and sub-division may have been approved by a competent Authority or building units affected by road widening and by the Development Plan proposals made in the Development Plan, if the Competent Authority is of the opinion that such building units have become incapable of reasonable development unless all or any of the requirements of Regulations Nos.11 & 12 are suitably relaxed or waived the Competent Authority may, for reasons to be recorded in writing, relax the requirement of the above mentioned regulations.

Provided that no relaxation shall be made in any of the regulations for high rise buildings. Irrespective of provisions made in subclass 27.1, 27.2 & 27.3, in case of development for religious building, e.g. temple, church, Mosque, Agiari etc. up to 0.6 or less F.S.I. only, Competent Authority may waive special provisions for high rise building with reasons to be recorded. Provided that no relaxation or waiver in any of the regulations concern in margin, parking, open space, common plot and maximum built-up area shall be made.