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# **APPENDIX-A**

## **1. PREAMBLE**

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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 Bhavnagar Area Development Authority hereby makes the following Regulations.

### **1.1 SHORT TITLE-EXTENT AND COMMENCEMENT**

- 1.1.1.** These regulations may be called the revised draft general development control regulations of the revised draft development plan of BADA (including Bhavnagar municipal corporation area).
- 1.1.2.** These Regulations shall come into force on and from the date prescribed in the notification of the sanction of the revised development plan.
- 1.1.3.** Subject to the provision of the Gujarat Town Planning and Urban Development Act-1976. these Regulation shall apply to all the developments in the Bhavnagar Area developments Authority Area including Bhavnagar municipal Corporation area notified under the Act vide Gujarat Government Panchayat, Housing and development Notification Dated 31 January. 1978 as may be modified or amended from time to time.
- 1.1.4.** The sanctioned General development Control Regulation of BADA are hereby Modified Revised and Replaced by these Regulations.

### **SAVINGS**

Notwith standing such modification and revision any thing done or any action taken under the regulations in force prior to such modification shall be deemed to be valid and continue to be so valid. unless otherwise specified.

## **2. DEFINITIONS**

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In these regulation unless the context otherwise requires, the terms and expressions defined as follows shall have the meaning indicated against each of them. The terms and expressions not defined in these regulation shall have the same meanings as in the Gujarat Town Planning & Urban Development Act 1976 or Local Acts and the rules framed there under or as mentioned in National Building Code (NBC) as the case may be unless the context otherwise requires.

### **2.1 ACT**

Means the Gujarat Town Planning and Urban Development Act, 1976 (President Act No. 27 of 1976) and B.P.M.C. 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. The addition to any existing structure shall only be permitted if it complies with the provision of regulation No. 17.4

### **2.3 ADVERTISING SIGN/HOARDING**

Means any surface or a structure with character letter or illustration applied there to and displayed in any manner whatsoever out of doors for the purpose of advertising giving information regarding or to attract the people to any place. Person public performance article or merchandise and which surface is attached to forms part of or is connected with any building or is fixed to a tree or to the ground or to any pole screen hoarding or displayed any space or in or over any water body included in the limits of notified area of Competent Authority.

### **2.4 AIR - CONDITIONING**

Means the process of treating air to control simultaneously its temperature humidity cleanliness and distribution to meet the requirement of an enclosed space.

### **2.5 AMENITIES**

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

### **2.6 APARTMENT/FLATS**

Apartment/flats shall means residential buildings constructed in a detached manner being designed as Ground Floor plus more upper floors and constructed as separated dwelling unit with common staircase.

### **2.7 AUTOMATIC SPRINKLER SYSTEM**

Means an arrangement of pipes and sprinklers, automatically operated by heat and discharging

water on fire. simultaneously an audible alarm.

## **2.8 BASEMENT OR CELLAR**

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

## **2.9 BUILDING**

Means all types of permanent building defined in(a) to (r) below, but structure of temporary nature like hutment as well as shamianas erected for temporary purposes for ceremonial occasions with the permission of the Competent Authority shall not be considered to be "buildings".

- (a) "Assembly building" means a buildings or part there of where groups of people congregate or gather for amusement recreation social religious partriote. civil travel and similar purposes.  
"Assembly building" include building of drama and cinema theatres, city halls, town halls. auditoria exhibition halls. museums "marriage hall", "Skating ring" gy mnasia stadia restaurants eating or boarding houses. place of worship dance halls clubs gymknanas. road air, sea or other public transporation stations and recreation plers.
- (b) "Business building" means any building or part there of used for transaction of record there for officer, banks. all professional establishments. Court houses classified as business building if their principal function is transaction of business and or keeping of books and records.
- (b.1) "Commercial Development" 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.
- (c) "Detached Building" means a building with walls and roofs independent of any other building and with open spaces on all sides.
- (d) "Semi-Detached Building" means a building having one or more side at tached with wall and roof with other building.
- (e) "**Educational building**" means a building exclusivery used for a school or collage. recognised by the appropriate Board or University or any other Competent Authority involving assembly for instruction eduction or recreation incidental to educational use and including a building for such other uses incidental there to such as a library or a research institution it shall also include quarters for essential staff required to reside in the premises and a building used as a hostel captive to an educational institution whether situated in its campus or not.
- (f) "**Hazardous building**" means a building or part there of used for :-
  - (i) Storage handling manufacture or processing of Radio-activ substances or of highly Combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive enabatuibs.
  - (ii) Storage handling manufacture or processing of which involves highly corrosive toxie obnoxious alkalis. acids or a other liquids gases or chemicals producing flame fumes and explosivise mixtures or which reseult in division of matter into fine particles and capable of spontaneous ignition.
- (g) "Industrial building" means a building or part there of where in products or material are fabricated assembled or processed such as assembly plants laboratories power plants refineries gas plants mills dairies and factories.
- (h) "Institutional Building" means a building constructed by Goverment Semi-Goverment organisations. public sector undertakings. registered Charitable Trusts for their public activities such as education medical recretional and eultural hostel for working women or

men or for an auditorium or complex for cultural and allied activities or for an hospice. care of orphans. abandoned women. children and infants. convalescents. destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation. and includes dharamshalas, hospitals, sanatoria, custodian and penal institutions such as jails, prisons, mental hospitals, houses of correction. detention and reformatories building constructed for the promotion of Tourism such a stared hotels, clubs, golf course, sport stadium and all activities of Tourist Unit as may be declared by Government from time to time.

- (i) "Mercantile building" means a building or part thereof used as shops. stores or markets, for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.
- (j) "Low rise building" shall mean a building having height up to 15.00 mts. and having ground floor plus three floors, However hollow plinth up to 2.8 mts. lift cabin and parapet on terrace up to 1.5mts. shall not be counted.
- (k) "High-rise building" shall mean building other than mentroned in 2.9 (i) Low Rise building" provided the maximum permissible height shall not exceed 35 mts.
- (l) "Office building" means a building or premises or part thereof whose sole or principal use is for an office or for office purposes or clerical work. "Office purposes includes the purpose of administration. clerical work. handling money, telephone, telegraph and computer operation: and clerical work" includes writing. book keeping. sorting papers typing, filing, duplicating, punching cards or tapes. machines calculations. drawing of matter for publication and editorial preparation of matter of publication.
- (m) "Public Building" means a building constructed by Government. Semi-Government organisations, public sector under-takings, registered Charitable Trust or such other organisations for their non-profitable public activities.
- (n) "Residential Building" means a building in which sleeping accommodation is provided for normal residential purposes. with or without cooking or dining facilities. and includes one or more family dwellings. lodging or boarding house, hostels, dormitories, apartment houses, flats and private garages of such buildings. It shall also include the mix used building where commercial development is less than 20%.
- (o) "Special Building" means
  - (i) a building solely used for the purpose of a drama or cinema theatre, motiion picture a drive-in-theatre. an assembly hall or auditorium, town hall, lecture hall, an exhibition hall, theatre muscum, stadium, community hall, marriage hall.
  - (ii) a hazardous building:
  - (iii) a building of a wholesale estalishment:
  - (iv) centrally air-conditioned building which exceeds 15mts in height. in case where in building is constructed on stilt.
- (p) "Storage Building" means a bulding or part thereof used primaily for storage or shelter of goods, merchandise and includes a building used as a warehouse, cold strage freight depot. wansit shed, store house, public garage, hanger, truck terminal grain clevator, barn and stable.
- (q) "Unsafe Building" means a building which.
  - (i) is structurally unsafe.
  - (ii) is insanitary
  - (iii) is not provided with adequate means of egress.
  - (iv) constitutes a fire hazard.
  - (v) is dangerous to human life.
  - (vi) in relation to its existing use constitutes a hazard to safety or health or public welfare by reasons of madequate mamtenance, dilapidation or abandonment.

- (r) "Wholesale establishment" means an establishment wholly or partly engaged in wholesale trade and. manufactures wholesale outlets. including related storage facilities. warehouses and establishments engaged in truck transport. including truck transport booking warehouse.

#### **2.10 BUILDING LINE**

means the lineup to which the plinth of a building adjoining a street or 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.

#### **2.11 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 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 alignment.

#### **2.12 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.

#### **2.13 COMPETENT AUTHORITY**

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

#### **2.14 CHIMNEY**

Means a construction by means of which a flue is formed for the purpose of carrying products of combustion to the open air and includes a chimney stack and the flue pipe.

#### **2.15 CHHAJJA**

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

#### **2.16 CHOWK**

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

#### **2.17 COMBUSTIBLE MATERIAL**

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

#### **2.18 CONTIGUOUS HOLDING**

Means a contiguous picee of land in one ownership irrespective of separate property register cards record of rights.

**2.19 CORRIDOR**

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

**2.20 COURTYARD**

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

**2.21 COMMON PLOT**

Shall mean a common open 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.

2.21.a CITY AREA A : shall mean the area shown in the development plan as city area -A

2.21.b CITY AREA B : shall mean the area shown in the development plan as city area -B

2.21.c CITY AREA C : shall mean the area shown in the development plan as city area -C

2.21.d CITY AREA D : shall mean the area shown in the development plan as city area -D

2.21.e CITY AREA E : shall mean the area shown in the development plan as city area -E

2.21.f CITY AREA F : shall mean the area shown in the development plan as city area -F

2.21.g CITY AREA G : shall mean the area shown in the development plan as city area -G

**2.22 DEVELOPER**

Means the person who is legally empowered to construct or to execute work on a building unit. building or structure. or where on person is empowered. the owner of the building unit. building or structure.

**2.23 DHARMASHALA**

Means a building used as a place of religious assembly a rest house, a piace in which charity is exereise with religious or social motives. or a place where in a certain section of pepole have a right of or are granted. residence without payment or nominal payment.

**2.24 DRAIN**

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

**2.25 DWELLING UNIT**

Means a shelter consisting of residential accommodation for one family. Provided that the monimum accommodation in a dewelling unit shall be one room of carpet area of 9 sq.mts. with a minimum side of 2.4 Mts. and a.w.c.

**2.26 ENCLOSED STAIRCASE**

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

### **2.27 EXISTING BUILDING**

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

### **2.28 EXISTING USE**

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

### **2.29 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 or 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.

### **2.30 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.

### **2.31 ESCAPE ROUTE**

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

### **2.32 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.

### **2.33 FIRE LIFT**

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

### **2.34 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.

### **2.35 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 at the topmost level of multi-storey or high rise building.



### **2.36 FIREPUMP-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 at the nearest point.

### **2.37 FIRE RESISTANCE**

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

### **2.38 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.

### **2.39 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.

### **2.40 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.

### **2.41 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 floor 2. and so on upwards.

### **2.42 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.

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

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

- (i) Parking spaces without any enclosures and partitions of any kind except shear walls. with clear height of 2.4 mts. and in case of slabs with beams, height should not exceeds 2.8 mts.
- (ii) Spaces of hollow plinth with maximum clear geight of 2.8 Mts. including beams in residential buildings only (not even in mixed development) at ground level without any enclosures/walls and partitions in any form.
- (iii) Interior open spaces and ducts required under these Regulations subject to maximum 4% of the Built up area.

- (iv) Basement exclusively used for required parking with maximum clear height of 2.8 Mts. excluding beams.
- (v) Security Cabin up to 4 sq.mts.
- (vi) Weather shed up to 0.60 mt width.
- (vii) Stair case with maximum intermediate landing width equal to the width of stair maximum landing width at floor level shall be twice the width of stair.
- (viii) lift, lift well with lift cabin, stair landing of lift well and water tank.
- (ix) Open air space/chowk required under this regulation in Walled City and Gamtal.
- (x) Electric room as specified by A.E.C. or G.E.B.
- (xi) 7% of the total basement area used for safe deposit vault & A.C. plant.

#### **2.43 FLOOR AREA**

Means Built up area excluding area of walls.

#### **2.44 FRONT**

Front as applied to a plot: means the portion facing the road and in case of plot abutting on more than one road and or more than 18 Mts. in width. the front shall be decided by the Competent Authority considering the existing and future development trend of the surrounding area.

#### **2.45 FOOTING**

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

#### **2.46 FOUNDATION**

Means that part of the structure which is in direct with and transmitting loads to the grounds.

#### **2.47 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 roofs and upto the midpoint of the height of the slopping roof. The height of the slopping roof shall be taken as an average height of the relevant floor.

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

#### **2.48 GAMTAL**

Shall mean all land that have been included by the Govt./Collector within the site of village before the publication of Draft Development Plan including the city area shown as 'A', 'D' and 'G' in the Revised 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.

#### **2.49 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.

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

#### **2.50 GARAGE-PRIVATE**

Means a building or a portion thereof designed and used for the parking of vehicles.

### **2.51 GARAGE-PUBLIC**

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

### **2.52 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.

### **2.53 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.

### **2.54 HOME OCCUPATION**

Means customary home occupatin other than the conduct of an eating or a drinking place offering services to the general public. customarily carried out by a member of the family residing on the premises without employing hired labour. and for which there is no display to indicate from the exterior of the building that it is being utilised in whole or in part for any purpose other than a residential or dwelling use and in connection with which no article or service is sold or exhibited for sale except that which is produced therein. which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighbourhood. and provided that no mechanical equipment is used except that as is customary used for purely domestic or household purposes and or employing licensable goods. It motive power is used. the total electricity load should not exceed 0.75 K.W. "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.

### **2.55 HAZARDOUS MATERIAL**

- (i) Means radio active substances :
- (ii) Material which-is highly combustibile or explosive and/or which may produce poisonous fumes explosive emanations. or storage. handing, processing or manufacturing of which may involve highly corrosive. toxic. obnoxious alkalis or acids or other liquids.
- (iii) 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.

### **2.56 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.

### **2.57 LOFT**

Shall mean an intermediate floor between two floor 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 mor than 30% of the floor area of the room.

## **2.58 MARGIN**

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

## **2.59 MEZZANINE FLOOR**

Shall mean an intermediate floor between two floors overhanging or overlooking a floor beneath.

## **2.60 NEIGHBOURHOOD CENTRE AND CIVIC CENTRE**

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

## **2.61 NATURAL HAZARD**

The probability of occurrence, within a specific period of time in a given area, of a potentially damaging natural phenomenon.

## **2.62 NATURAL HAZARD PRONE AREAS**

Areas likely to have moderate to high intensity of earthquake, or cyclonic storm, or significant flood flow or inundation, or land slides/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 damage risk zones of cyclones are those areas along the sea coast of India prone to having wind velocities of 39 m/s or more as specified in SI: 875 (Part 3) and flood prone areas in river plains (unprotected and protected) are indicated in the Flood Atlas of India prepared by the Central Water Commission.

## **2.63 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.

## **2.64 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.

### **2.64.1 ON SITE INFRASTRUCTURE**

Means and includes the following

- a. Construction of Asphalt road
- b. Water supply distribution line (up to each building unit)
- c. Street lighting
- d. Sewerage collection lines, septic tank, soak pit etc as applicable and prescribed by the approving authority.

Any other facility prescribed by the appropriate authority.

### **2.65 OPEN SPACE**

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

### **2.66 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.

### **2.67 PARAPET**

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

### **2.68 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.

### **2.69 PARTITION**

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

### **2.70 PERMANENT OPEN AIR SPACE**

Means air space permanently open -

- (i) if it is a street.
- (ii) 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.

### **2.71 PERMISSION**

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

### **2.72 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.

### **2.73 PLINTH AREA**

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

### **2.74 PORCH**

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

## **2.75 PUBLIC PURPOSE**

The expression "Public Purpose" includes-

- 1) The provision of village sites. or the extension. planned development or improvement of existing village sites :
- 2) The provision of land for town or rural planning :
- 3) 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 :
- 4) The provision of land for a corporation owned or controlled by the state :
- 5) 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 rea on of the implementation if any scheme undertaken by Government. any local Authority or a corporation owned or controlled by the state :
- 6) The provision of land for carrying out any educational. housing health or slum clearance scheme sponspred 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:
- 7) 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 :
- 8) The provision of any premises or building for locating a public office, but does not include acquisition of land for Companies.

## **2.76 REAL ESTATE DEVELOPMENT**

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

## **2.77 REGISTERED ARCHITECT / ENGINEER STRUCTURAL DESIGNER. CLERK OF WORKS. SITE SUPERVISOR, DEVELOPER**

Means respective a person registered by the Competent Authority for the purpose of this Act as an Architect Engineer Structural Designer Clerk of work Site Supervisor Developer under these Regulations or any other Act prevailing for the area.

## **2.78 RETENTION ACTIVITY**

Means an activity or use which is allowed to continue. not withstanding its non- conforming nature in relation to the use permitted in the adjoining or surrounding area.

## **2.79 RESIDENTIAL USE**

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

## **2.80 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 drain, culverts, sidewalks, traffic islands. road-side trees and hedges retaining walls. barriers and railings within the street lines.

**2.81 ROAD/STREET-LEVEL OR GRADE**

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

**2.82 ROAD/STREET LINE**

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

**2.83 "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 intened course of direction of such road.

**2.84 SELF USE DEVELOPMENT**

Means Development undertaken by an owner for his use.

**2.85 SERVICE ROAD**

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

**2.86 SHOPPING CENTRE OR COMMERCIAL CENTRE**

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

**2.87 SMOKE-STOP DOOR**

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

**2.88 STAIR COVER**

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

**2.89 STOREY**

Means the portion of a building included between the surface 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.

**2.90 TENEMENT**

Means an independent dwelling unit with a kitchen. or a cooking space.

**2.91 TENEMENT BUILDING AND OWNERSHIP FLATS**

Means residential building constructed in a semi-detached manner in a building unit. each dwelling unit is being designed and constructed for separate occupation with independent provision of bath. w.c.

### **2.92 TRAVEL DISTANCE**

Means the distance from the remotest point of a building to a place of safety be it a vertical exit or an horizontal exit or an outside exit measured along the line of travel.

### **2.93 WATER CLOSET (W.C.)**

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

### **2.94 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.

### **2.95 WATER COURSE MAJOR**

Means a water course which carries storm water discharging from a contributing area of not less than 160 hectares. the decision of the Competent Authority on the extent of contributing area being final. A minor water course is one which is not a major one.

### **2.96 WATER TANKS OR TALAV OR POND OR LAKE**

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

### **2.97 "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.

### **2.98 WINDOW**

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

### **2.99 WIDTH OF A STREET**

Means the clear average width of the existing carriage way and footpaths only on which the building or plot line abuts. The average width shall be computed by taking length of street between two extreme points on building unit abutting the street at right angles to the direction of such streets excluding the steps projections. forecourts. open areas of other spaces in front of the building erected or intended to be erected. However in case when a regular line of street is prescribed by the Competent Authority such width shall be considered for the purpose of computing building height.



# **3 PROCEDURE FOR SECURING DEVELOPMENT PERMISSION.**

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## **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. not demand as per sanctioned final T.P. Scheme and other charges and dues if any to be leviable under the Act and the regulations.

## **3.2 SCRUTINY FEE**

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

### **3.2.1 FOR BUILT UP AREA**

For low rise building Rs. 3.00 per sq. mt. of Built up area of all floors for the intended residential development or part thereof subject to minimum scrutiny fee of Rs. 300.00

### **3.2.2 COMMERCIAL AND MIX DEVELOPMENT**

For high-rise. commercial. mix development and other than residential use Rs. 5.00 per sq.mt. of Built area of all floors for the intended development or part thereof subject to minimum scrutiny fee Rs. 300.00

### **3.2.3 SUB-DIVISION AND AMALGAMATION OF LAND**

- a) Rs. 1.50 per sq. mt. of building unit plot area for subdivision and amalgamation of all types of development
- b) Rs. 0.50 per sq. mt. of building unit plot area for subdivision and amalgamation for agricultural use.

Minimum scrutiny fee shall not be less than Rs. 300.00

### **3.2.4 RENEWAOF DEVELOPMENT PERMISSION**

Development permission granted under these regulation shall be deemed to be lapsed. if such development work has not been commenced till the expiry 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. 300/- for renewal of development permission. The extended period shall in no case exceed three years in the aggregate.

### **3.2.5 PUBLIC CHARITABLE TRUST :**

Rs.500.00 if the inteded development is for hospitals, dispensaries, schools or colleges or a place of worship, dharmshala, hostels etc. constructed by a public charitable trust

registered under Public Charitable Trust Act. 1950 or for any other purpose which the Authority may specify by a general or special order.

### **3.2.6 DEVELOPMENT PERMISSION FOR OPEN LAND USE TYPE DEVELOPMENT**

In case of open land use type development the scrutiny fees will be Rs 500.00 per 4000 Sq. Mts. or part there of the plot area subject to maximum of Rs. 2500.00

### **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 or its 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
- (I) (b) He shall also submit a certified copy of approved sub-divisions layout of final plot from the concerned Authority or latest approved sub-divisions layout of city survey numbers or revenue numbers from reAuthority 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 neighbouring road level.
  - ii) The positions of the plot in relation to neighbouring streets.
  - iii) The name of the street in which the plot is situated.
  - iv) all the existing buildings and of all 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) Yards and 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.
  - xi) 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.
- xii) Area classified for exemption of built-up area calculations.
  - xiii) A plan indicating parking spaces. if required under these regulations.
  - xiv) The positions of the building units immediately adjoining the proposed development.
  - xv) The positions of every water closet, privy, urinal, bathrooms, cess pool, well or cistern in connection with the building other than those shown in the detailed plan
  - xvi) 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.
  - xvii) The position and level of the out fall of the drain.
  - xviii) The position of sewer. where the drainage is intended to be connected to sewer.
  - xix) Open space required under these Development Control Regulations.
  - xx) Tree plantation required under regulation No. 31.
- (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 dimension 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 form and dimensions of every water closets, privy, urinals, bathroom, 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 days of commencement of the construction work at site for information and record. The applicant will inform the authority the date for commencement of work Provided that in the case of individual residential buildings up to G-2 on a plot not more than 500 sq.mts. in size the Competent Authority shall not enforce. on request of the owner developer. to submit such details. subject to the condition that for such area similar types of structures and soil investigation report are already available on record.
- (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 motorable access way around the building and vehicular turning circle.
- b) Size (width \) of main and alternate staircase along with balcony approach, corridor, 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 service. boiler gas pipes etc. where provided.
- j) Details of exist including provision of ramps etc. for hospitals.
- k) Location of generator transformer and switch gear room where required.
- l) Smoke exhauster system. if any.
- m) Details of fire alarm system network.
- n) Location of centralised control. connecting all fire, smoke, built-in fire protection arrangements and public address system etc. where required.
- o) Location and dimension of static water storage tank and pump room.
- p) Location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, CO2 installations etc.
- q) Location and details of first-aid fire fighting equipment installations.
- r) Location for electric transformer.

(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), 2(c) and 2(d) by the registered Architect Engineer Structural Designer Clerk of Works. 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): (V) and (VI).

Sr. No.	Item	Site Plan	Bldg. Plan
01.	Plot line	Thick black	Thick black

02.	Existing Street	Green	.....
03.	Future Street if any	Green dotted	.....
04.	Permissible lines	Thick black dotted	.....
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	Grey	Grey
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 authorised registered Architect. Engineer, Developer etc. as the case may be such person or authorised registered Architect. Engineer, Developer shall furnish documentary evidence of his Authority If such notice or other document is signed by such authorised registered Architect Engineer Developer it shall state the name and address of the person on whose behalf it has been furnished.
- b) 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 section with description 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 is 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) and 2(d) prescribed under these Development Control Regulation.
- e) Every person who under the provision of the relevant sections of the Act may be required to furnish to the Authority any plan or other document shall furnish copies (in required number) of such plans and other document and copies (in required) of such document which he may be called upon to furnish. one copy of each such plan and document shall be returned on approval to the applicant duly signed by the Competent Authority of the Authority or authorised Officer.
- 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 landowner shall be held responsible if any Unauthorised Construction. Addition & 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 cancelled/revoked.

## **4 GENERAL REQUIREMENTS FOR DEVELOPMENT**

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### **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 Scheme 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 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 - 1933 in addition to these regulations.
- (d) Situated in the vicinity of the Grid Lines laid by the Gujarat Electricity Board Under the Indian Electricity Rules 1956 shall be regulated and controlled by the horizontal and vertical clear distances to be kept open to sky.
- (e) In restricted critical zone near the 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 any where in the Development Area shall be subject to provisions of Gujarat Smoke Nuisance Act. 1963.
- (h) Situated any where in the Development area shall be subject to provisions of Water (Prevention and Control of Pollution) Act. 1974.
- (i) Situated any where in the Development area shall be subject to provisions of 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 any where in the Development area shall be subject to provisions of the act

related to telecommunication. I.S.R.O., archaeology and conservation preservation of monuments.

- (l) Development Permission granted by Competent Authority on the basis of any document/NOC received is not final and conclusive. It shall be considered in true sense and meaning of concerned issuing Authority This Authority has no legal responsibility for such development permission.
- (m) Situated any where in the Development area shall be subject to provisions of the act related to the protected monument or as per the proposals of the Development plan.

#### **4.2.2 REQUIREMENTS OF SITE:**

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

- (a) if the Competent Authority considers that the site is insanitary 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 careasses. exeteta. filthy and offensive matter. till the production of a certificate from the Competent Authority to the effect that it is fit to be built upon from the health and sanitary point of view:
- (d) if the use of the said site is for a purpose which in the Competent Authority's opinion may be a source of danger to the health and safety of the inhabitants of the neighbourhood.
- (e) if the Competent Authority is not satisfied that the owner of the building has taken the required measures to safeguard the construction from constantly getting damp.
- (f) if the level of the site is lower than the Datum Level prescribed by the Competent Authority depending on topography and drainage aspects.
- (g) for assembly use. for cinemas theatres. places of public worship. residential hptels. lodging and boarding houses. unless the site has been previously approved by the Competent Authority and the Commissioner of Police:
- (h) unless it derives access from an authorised street means of access described in these Regulations:
- (i) for industrial use other than a service industry unless the application is accompanied by a no objection certificate from the appropriate officer of the Industrial Location Policy.
- (j) if the proposed development is likely to involve damage to or have deleterious impact on or is against urban acstheic of environment or ecology and or on historical architectural esthetical buildings and precinets or is not in the public interest.
- (k) If the site is found to be liable to liquefaction by the Competent Authority under the earthquake intensity of the area except where appropriate protection measures are taken to prevent the liquefaction.
- (l) If the Competent Authority finds that the proposed development falls in the area liable to storm surge during cyclone. except where protection measures are adopted to prevent storm surge damage.

#### **4.3 DEVELOPMENT WORK TO BE IN CONFORMITY WITH THE REGULATIONS**

- a) All development work shall confirm to the Development Plan proposals and the provisions made under these regulations. If there is a conflict between the requirements of these regulations and Town Planning Schemes Regulations. if any, in force the requirement of these regulations shall prevail.

Provided relxation/special provisions 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**

- (i) Development Permission : The person to whom a 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 drawing and specification referred to in Regulation No. 25 on the site for which the permission was issued.

#### **4.5 INSPECTION**

##### **(1) Inspection at various stages :-**

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

##### **(2) Inspection by Fire Department :-**

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

##### **(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 as prescribed in regulation 18.4(4)

##### **(4) Unauthorised development :-**

In case of unauthorised development the Competent Authority shall

- (a) take suitable action which may include demolition of unauthorised works as provided in The Gujarat Town Planning & Urban Development Act-1976 and the relevant provisions of the Bombay Provincial Municipal Corporation Act-1947.
- (b) take suitable action against the registered architect engineer. developer and other as mentioned in Regulation no. 2.77.

#### **4.6 GENERAL**

##### **(1) KABRASTAN BURIAL GROUND ETC**

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

##### **(2) EDUCATIONAL INSTITUTION**

No educational except K.G. primary secondary schools and higher secondary school shall be permitted within the area of Gamtal.

(3) IMPROVEMENT SCHEME

No development permission shall be issued for development of area designated for improvement scheme until such scheme is prepared and finalised by the Competent Appropriate Authority.

(4) CO-OWNERS CONSENT

In cases where the building construction is as per regulation 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.

(5) WIDTH OF APPROACH AT BRIDGE

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

## **5. DECISION OF THE AUTHORITY**

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### **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 decision 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 application 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 sqmt. in size and for a maximum 3 storeyed residential building."

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

If the proposed small house is to be constructed with load bearing 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 here with 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 order made by the State Government in this behalf.

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

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

### **5.2 SUSPENSION OF PERMISSION**

Development permission granted under the relevant section of the Act is deemed to be suspended in case of resignation by any of the licenses till the new appointment is made Any work on site during this time shall be treated as unauthorized development without any due permission.

### **5.3 GRANT OF DEVELOPMENT PERMISSION**

#### **5.3.1 GRANT OF DEVELOPMENT PERMISSION**

shall mean acceptance by the Authority of the following requirements:

- i) Permissible built-up area.
- ii) Permissible floor space index.
- iii) Height of a building and its various stories.
- iv) Permissible open spaces enforced under regulations. C.P., Marginal spaces. other open spaces set backs etc.
- v) Permissible use of land and built spaces.
- vi) Arrangements of stairs, lifts, corridors and parking.
- vii) Minimum requirements of high-rise buildings including N.O.C. from Fire Officer/ Fire Safety Consultant as appointed by the Appropriate Authority.
- viii) Minimum requirement of sanitary facility and other common facility.
- ix) Required light and ventilation.

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

- 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 (1) of Section 7 of the Act and for provision of other services and amenities at the following rates in Bhavnagar Area Development Authority Area as delineated in the Revised Development Plan of BADA. These 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 within the Bhavnagar Area Development Authority area excluding agricultural zone and gamtal.
  - i) Rs. 50.00 per sq. mt. of built up area for the intended development of all uses.
  - ii) Rs. 25.00 per sq. mt. of built up area of intended development for schools, colleges educational institution. charitable trust. government and semi government building.

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

- b) The development permission may be granted after taking an indemnity bond to develop the said infrastructure on site. And if the developer has not put the infrastructure on site after completing the project the building use permission shall not be given unless the said service and amenities fees is paid.

### **5.4 LIABILITY**

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

shall be cast on the Authority.

#### **5.5 RESPONSIBILITIES OF THE APPLICANT**

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

#### **5.6 DEVELOPMENT WITHOUT PRIOR LEGITIMATE PERMISSION**

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

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

#### **NOTE :-**

Minimum additional amount shall be Rs. 1000.00 for residential use and Rs. 5000.00 for other than residential use.

#### **5.7 DEVIATION DURING COURSE OF CONSTRUCTION**

Notwithstanding anything stated in the above regulations it shall be incumbent on every person whose plan 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**

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### **6.1 GENERAL REQUIREMENTS**

The building unit intended to be developed shall be in conformity with Regulation 4.2.2 Generally all development work for permission is required shall be subject to inspection by the Competent Authority

- (a) The applicant Shall Permit authorised officer 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 Application shall Keep a board at Site of Development Mentioning the Survey No., city Survey No., Block No., Final Plot No. etc. name of the owner and name of architect Engineer Developer Structural Designer Clerk of the Work.

### **6.2 PROCEDURE DURING CONSTRUCTION**

(A) Recognised stage for progress certificate and Checking :

- 1) Following shall be the recognised stages in the erection of every building of 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 Development Control Regulations shall Submit to the competent designated officer of the Competent Authority a progress certificate in the given formats ( form No. 6(a) 6 (d)) this progress certificate shall be signed 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 these development Control Regulations in respect of the any previous stage unless the requisition has been duly complied with and the fact reported to the competent Authority.
  - 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 accordingly 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. Completions report shall be accepted unless completion plan is approved by the

Competent Authority

- (b) 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 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 regulations.
  - (ii) if a notice has been issued 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, resting to or passing by such building/structures or any other structures or place in the neighbourhood thereof
- (b) The reasons for requiring, such building, or portion thereof to be vacated should be clearly specified in every such notice.
- (c) The affixing of such written notice on any part of such premises shall be deemed a sufficient intimation to the occupiers of such building or portion thereof.
- (d) on the issue of such notice, every person in occupation of the building or portion thereof to which the notice relates shall vacate the building or portion as directed in the notice and no person shall so long as the notice is withdrawn, enter the building or portion thereof, except for the purpose of carrying out any work of reinstatement which he may lawfully 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 these regulations shall be removed from such building or part thereof by any police officer, and may also use such force as is reasonably necessary to effect entry in the said premises.
- (f) The cost of any measures taken under this provision shall be recovered from the owners, occupants.

### **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 is 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 such erecting or execution shall be removed from such premises by any police officer and may cause such steps to be taken as may be considered 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 unauthorised and, subject to any other provision of this Act, the Competent Authority may at any time, by written notice, require that the same shall be removed, pulled down or undone, as the case may be, by the person so carrying out or doing. If the person carrying out such work or doing such thing is not the owner at the time of giving such notice shall be liable for carrying out the requisitions of the Competent Authority.
- (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**

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### **7.1 APPLICATION FOR OCCUPANCY**

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

The Concerned Authority issuing occupancy certificate before doing so shall consult concerned designated Authority to inspect the building and issue a certificate that necessary requirements for the fire protection under these regulations as per regulation No. 17.2 have been fulfilled and if not so the applicant shall be asked to carry out necessary additions, alterations or rectification to the satisfaction of the designated Authority before issuing occupancy certificate.

### **7.2 ISSUE OF OCCUPANCY CERTIFICATE**

The Authority issuing occupancy certificate before doing so shall ensure that

- (i) The trees as per the regulation No. 31 are planted on site or ensure this by taking suitable deposits as decided from 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 shall be permanently erected and maintained at the prominent place in every building unit.
- (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) There shall be a percolating well in a building unit having area more than 1500 sq. mts.
- (viii) If any project consists of more than one unit and any unit is completed as per provisions of G.D.C.R. for Parking, Common Plot, Internal Roads, Height of the Building, Infrastructure facilities, lift and fire safety measures are kept, the competent Authority may issue completion certificate for such unit.

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

## **8. DEVELOPMENT UNDERTAKEN ON BEHALF OF GOVERNMENT**

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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 authorised officer giving full particulars of the development work or any operational construction.
- 2) Building plan confirming to the provisions of Development Control Regulations and Development Plan for the proposed development work to a scale of not less than 1:100
- 3) Plans confirming to the provisions of Development plan showing complete details of the operational construction as defined under 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:
  - i) A site plan (of required copies) drawn to a scale of 1:500 showing the surrounding land and existing access to the land in the layout.
  - ii) A layout plan (of required copies) drawn to a scale of not less than 1 : 500 showing sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and their use. Provided that in the case of works proposed to be undertaken by the local military Authority of the Defence Ministry. the provisions of clause (2) and (3) shall not apply and such Authority shall be required to submit the layout plans.

## **9. REGISTRATION OF ARCHITECT, ENGINEER, STRUCTURAL DESIGNER, CLERK OF WORKS, DEVELOPER.**

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### **9.1 APPLICATION FOR REGISTRATION**

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

### **9.2 REVOCATION OF REGISTRATION**

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

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

### **9.3 DUTIES & RESPONSIBILITIES**

#### **9.3.1 GENERAL DUTIES AND RESPONSIBILITIES APPLICABLE TO ALL**

- (i) They shall study and be conversant with the provisions of the Local Acts. the rules and made thereunder. The Gujarat Town Planning & Urban Development Act-1976. the rules and regulations made thereunder. policy-orders and standing orders approved by the Competent Authority and the other instructions circulated by the Competent Authority and the provisions in force from time to time along with the instructions printed/mentioned on prescribed application forms & permission letter.
- (ii) They shall inform the Competent Authority of their employment assignment resignation for any work within 7 days of the date of such employment a ssignment resignation.
- (iii) They shall prepare and submit all plans either new or revised when necessary. required documents and other details they are required to do so in a neat. clean and legible manner and on a durable paper properly arranged and folded in accordance with the provisions prevailing time to time.
- (iv) 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.
- (v) They shall personally comply with all requisitions. queries received from the Competent Authority in connections 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.
- (vi) 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.
- (vii) 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.

- (viii) They or their authorised agent or employee. shall not accept the employment for preparation and submission of plans-documents and supervision of any work if the same is intended or proposed to be or being executed or already executed in cotravention 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.
- (ix) The registered person shall apply for undertaking the responsibility for the particular work in the forms prescribed by the Appropriate Authority.
- (x) 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.
- (xi) 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 at and such person appointed shall not be allowed to supervise more than one such site at a time.
- (xii) The Architectural and Structural Designer shall be responsible for adhering to the provisions of the relevant and prevailing 'Indian Standard Specifications' They will not be held responsible for the severe damage or collapse that may occur under the natural forces beyond their design forces provided in the above 'Indian Standard Specifications'.

### **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 years. experience.

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

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

#### **(C) DUTIES AND RESPONSIBILITIES :**

- (a) 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 and incorporated in the building and for making adequate provisions of the services and equipment for protection from fire hazards as per the stipulations of the Chief Fire Officer or concened designated Authority Consulant before applying for occupation certificate.
- (b) He or She shall. on behalf of the owner. submit progress certificates. completion certificates and the occupation certificate and obtain the same as required under the regulations.
- (c) If 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.

- (d) The registered architect appointed on the work shall inform the Competent Authority immediately on termination 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.
- (e) 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 crection.
- (f) He or she shall instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development.

**(D) REGISTRATION :**

- (i) The registration fee if any shall be payable as prescribed by the Competent Authority from time to time.
- (ii) The Competent Authority may black-list an architect in case of serious defaults or repeated defaults and shall inform the concit of Architect. India to take suitable action against such person under the provisions of Architect Act-1972 The regisration 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**

A degree in Civil Engineering or Associate Membership (Civil Engineering) of the Institution of Engineers. India (AMIE) or building construction or its equivalent Qualification recognised by All India Board of Technical Education or a Diploma in Civil Engineering or Diploma in building construction recognised by State Board of Technical Examination of any State of India In addition to the qualificaqtions 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 lay-outs except special structures as shown in regulation No. 18.1 & submission drawings and to submit certificate of supervision & completion for all types of buildings. provided person having qualification of a diploma in Civil Engineering shall be permitted for low rise buildings only.
- (ii) supervision & execution of construction work as per specification & drawings prepared by authorised registred structurl designer.
- (iii) he she can prepre & submit structural details & clculations for buldings 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 case of negligence and default.

#### **9.3.4 STRUCTURAL DESIGNER :**

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

A Degree in Civil Engineering or its equivalent qualification recognised by All India Council of Technical Education or Associate Member (Civil Engineer) of the Institute of Engineers. In addition to above qualification. the applicant should have at least five years experience in structural design. two years of which must be in a responsible capacity in form of structural designer.

OR

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

OR

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

##### **(B) SCOPE OF WORK & COMPETENCE :-**

To prepare & submit structural details for -

- i) All types of buildings.
- ii) Special structures.

##### **(C) DUTIES AND RESPONSIBILITIES :-**

- (a) To prepare a report of the structural design.
- (b) 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.
- (c) 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.
- (d) To supply two copies of structural drawings to the site supervisor.
- (e) To inspect the works at all important stages and certify that the work being executed is up to the satisfaction of the Architect/Engineer.
- (f) To certify the structural safety and overall structural soundness of the building to the Architect/Engineer.
- (g) To advise the Owner Architect Engineer for arranging for tests and their reports for soil. building material etc. for his evaluation and design consideration.
- (h) 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.
- (i) To submit the certificate of structural safety and over all structural soundness of building to Competent Authority.
- (j) 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.

(k) Not to provide services to further or advance work of type on any development that does not comply with the regulation or is unauthorised as per the GDCR.

**(D) REGISTRATION :-**

As per 9.3.2 (D). with reference to structural designer in place of Architect.

**9.3.5 CLERK OF WORKS/SITE SUPERVISOR :**

**(A) QUALIFICATION AND EXPERIENCE :-**

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

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

OR

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

OR

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

**(B) SCOPE OF WORK**

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

**(C) DUTIES AND RESPONSIBILITIES :-**

(a) To adhere strictly to the structural drawing specifications and written instruction of the structural designer and architect/Engineer.

(b) To follow the provisions of N.B.C. or I.S. specifications as regards materials. componenty control and the process of construction.

(c) To provide for safety of workers and others during excavation. construction and erection.

(d) To provide safe and adequate temporary structure required for construction & erection.

(e) 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.

(f) 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.

(g) He shall be in charge of site and responsible for overall supervision of the work.

(h) 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.

- (i) He shall take adequate measures to ensure that no damage is caused to the work under construction and the adjoining properties.
- (j) He shall also ensure that no under inconvenience is caused in the course of his work to the people in neighbourhood.
- (k) He shall also ensure that no nuisance is caused to traffic & neighbouring people by way of noise, dust, smell, vibration etc. in the course of his work.

**(D) REGISTRATION :-**

As per 9.3.2 (D).

**9.3.6 DEVELOPER :**

**(A) QUALIFICATION AND EXPERIENCE :-**

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

**(B) DUTIES AND RESPONSIBILITIES.**

The responsibilities of developers shall be.

1. To obtain and submit to the Competent Authority, along with application for development permission, each progress report and application for occupation certificate.
2. To appoint a Registered Architect Engineer and Structural Designer.
3. 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.
4. To appoint registered site supervisor.
5. To obtain and adhere to the quality assurance procedure prepared by the registered site supervisor.
6. To adequately enable the site supervisor to carry out his responsibilities.
7. To certify along with the site supervisor that 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.
8. To obtain development permission from the Competent Authority prior to commencement of construction of the real estate development.
9. To regularly submit progress reports and certificates as required by the Competent Authority.
10. 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.
11. 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.
12. The appointment of the registered Architect Engineer shall mean that he has authorised the Architect/Engineer to do all things necessary and to take all adequate measures for preparing the design, drawings and specifications 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.



13. 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.
14. 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 the Regulations.
15. 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.
16. 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.
17. He shall exhibit the names of registered persons only on site and no additional names will be exhibited/displayed.
18. 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 9.3.2 (D).

**9.3.7 RESPONSIBILITIES OF OWNERS**

**9.3.7.1 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 the GDCR.
- (iii) To appoint a registered site supervisor.
- (iv) To obtain and adhere to the quality assurance procedure 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 specifications 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 certificates as required by the Competent Authority.
- (ix) To obtain an 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.

#### **9.4 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 crection of such building or the further execution of such work shall forthwith be suspended until another person as required under these Regulations is engaged, and his name has been duly communicated to the Competent Authority.

# **10 DEVELOPMENT OF LAND**

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## **10.1 LAYOUT OF BUILDING UNIT**

### **10.1.1 AMALGAMATION AND/OR SUBDIVISION OF BUILDING UNIT :**

In the case of a building unit which requires to be developed by laying out into sub-plots or amalgamation of sub-plot and providing internal roads, no development permission shall be issued to the owner or the person who has right to develop it, unless the said owner or person who has right to develop has applied and has got this land approved by the Competent Authority as a "Building Unit" and executes the all infrastructure facilities as specified by the Competent Authority.

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

### **10.1.2 AMALGAMATION AND/OR SUBDIVISION OF BUILDING UNIT WITH EXISTING STRUCTURES**

Amalgamation or subdivision In case of existing building available on plot to be subdivided or amalgamated, than the existing building margin should be considered as per the laws, by which it was sanctioned.

## **10.2 INTERNAL BUILDING LAYOUT IN A BUILDING UNIT**

In the case of a building unit which is intended to be developed with internal roads, buildings, and other structures, on development permission shall be issued to the owner or the person who has to develop it, unless the said owner or person who has right to develop has applied and has got the internal layout approved by the Competent Authority as per these Regulations.

## **10.3 LEVEL OF BUILDING UNIT**

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

## **10.4 REQUIREMENT OF ROAD WIDTH FOR 10.1 & 10.2**

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

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

under :-

### **WIDTH OF ROADS IN GANTAL KRISHNANAGAR & SAPTESHWAR**

Sr. No.	Area	Road Access length in Meters	Width of Road In meters
01	1. Gantal	Up to 30.00	3.00
	2. Krishnanagar	Above 30 & up to 45	4.50
	3. Takhteshwer	Above 45 & up to 75	6.00
	Ward	Above 75 & up to 150	7.50
		Above 150	9.00

### **WIDTH OF ROADS FOR OTHER THAN ABOVE AREAS**

Sr. No.	Road length	Width of Road In meters
1	Upto 75.00 mts.	6.00
2	Above 75 mts. and upto 150 mts.	7.50
3	Above 150 mts. and upto 300 mts.	9.00
4	Above 300 mts.	12.00

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

(ii) The shape of the plots. the junction of the roads. curves at the corners shall be designed as directed by the Authority.

#### **NOTE :**

- (1) Road Access for Residential. Commercial. Industrial as described in the above tables:
  - (a) Innternal road width shall be measured in length from the point of its origin to the next wider road it meets.
- (2) In the case of plot. surrounded on all sides by other plots. that is land lock plot which has no access to any street or road the Competent Authority may enforce access through and adjoining plots or plot which shall as far as possible be nearest to the street or roads to the land lock plots. at the cost of owner of the land lock plot and such other conditions as may be prescribed by the Competent Authority.
- (3) Where there is not town planning scheme the building unit plot abutting on Govt. nalia road minimum 6.0 mt. imaginary plot boundary shall be considered from the center of the nalia road and 4.5 mt. Margin shall be from this imaginary plot boundary subject to this regulation.
- (4) Provided that the decision of the competent authority shall be final in computing the length of the road for the purpose of determining the width: If the road is in the continuation with any private road in the adjoining estate or any public road continuation to the estate the length of the adjoining road or public road as the case may be shall be added to the length of the road in question for the purpose of determining the width.
- (5) The shape of the plots. the junction of the roads. curves at the corners shall be

designed as directed by the Competent Authority.

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

- (a) 3.0 Mts. radius if the width of the road is 9.0 Mts. or less.
- (b) 4.5 Mts. radius if the width of the roads is more than 9.0 Mts. And up to 15.0Mts.
- (c) 6.0 Mts. radius if the width of the roads is exceeds 15 Mts.

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

- (6) The alignment of the internal road or roads shall be regulated to be in continuation of the public or private roads continuous to the applicant's plots. but in case of termination of an internal road or roads. 13.5 meter diameter turning circle or 12mts. 6 Mts. turning "I" shall be enforced.

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

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

#### **10.5.1 FOR RESIDENTIAL DEVELOPMENT**

The width of the approach from the street to the building shall be as follow.

Up to 15.0 mtr. Length	2.0 Mtr.
Above 15.0mtr. & up to 45.0 mtr.	3.0 Mtr.
Above 45.0 mtr.	As per these regulations

#### **10.5.2 FOR OTHER THAN RESIDENTIAL USE**

For use other than residential use. the width of the approach from the street to building shall not be less than 4.5 mts. in case of such approach is equal to or less than 15.00 mts. in length whereas in the case of approaches exceeding 15.00 mts. in length regular width of the road. prescribed in this regulation, shall be provided.

#### **10.6 COMMON PLOT**

Common Plot for the development of residential commercial industrial and subdivision of building units land shall be required as under.

##### **(1) FOR RESIDENTIAL & COMMERCIAL USE :**

- (a) In a building unit of 2000 sq.mts. or more in area. the common plot shall be

provided.

- (b) The minimum area of the common plot shall be 10% of the building unit and shall be provided preferably in a central place.
- (c) Common plot shall be provided in high rise building irrespective of area of building unit.

**(2) FOR INDUSTRIAL USE :**

- (a) Nocommon plot shall be provided for building unit upto 5000 Sq.Mts.
- (b) In a building unit of more than 5000 Sq.Mts. and upto 20000 Sq.Mts. in area. the common plot shall be provided at the rate of 8% of the area of the building unit.
- (c) In a building unit of more than 20000 Sq.Mts. in area the common plot shall be provided at therate of 1600 Sq.Mts. plus 5% of the area of the building unit in excess of 20000 sq.mts.

**(3) OTHER THAN RESIDENTIAL COMMERCIAL & INDUSTRIAL**

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

**(4) GENERAL REQUIREMENT**

- (1) The common plot area shall be exclusive of approaches. margins No Projec tion shall be permitted in common plot.
- (2) Minimum size of the common plot shall be 200 Sq. Mts. with no side less than 10.50 Mts.
- (3) 15% of the common plot be permitted for the construction of community building on ground floor. tube well rain water recharge well. electric sub station under ground water tank. over head water tank and water recharge well shall be permitted subject to margin as per these regulations and rest of the common plot shall be kept open.
- (4) The area of the common plot may be permitted to be sub-divided provided that the common plot has a minimum area of 200 Sq. Mts. with no sides less than 10.50 Mts.

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

- (5) The area of this common plot shall not be deducted for the consideration of Floor Space Index of a building unit.
- (6) (a) in the case of "all uses except residential" total common plot may be allowed to be used as parking space including drive-way and the aisles.  
(b) In the case of residential use 50% of the total common plot may be allowed to be used as parking space including drive way and aisles.
- (7) In cases 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.

**10.7 MIXED DEVELOPMENT (LOW RISE AND HIGH-RISE)**

In case of mixed Development of Low rise building & High rise building the F.S.I. 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 from building after leaving the required margin.

## **10.8 LENGTH OF A BUILDING**

The length of a building shall not be more than 150.00 mts. in any case In case of flats. apartments and institutional building where the length of building exceeds 50.00mts. in such cases through passage of 7.50 mts. in clear width and clear height of 6.00 mts. shall be provided at every 30.00 mts. intervals at ground level.

## **10.9. PERCOLATING WELL WITH RAIN WATER HARVESTING SYSTEM**

For the area of building unit above 500.00 Sq.Mts. and up to 1500.00 Sq. Mts. the owner developer shall carry out water harvesting systems as specified by the authority.

In the case where the area of building unit exceeds 2500 Sq.mtrs. and up to 4000 sq.mt. owner developer has to provide construct percolating well in building unit and at the rate of one percolating well for every 4000 sq.mts. or part there area of building unit.

## **10.10 SOAK PIT**

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

1. Septic tank/Soak pit/Soak well may be allowed in margin.
2. Structural safety certificate from the licensed structural engineer should be required for location of soak pit to avoid damage to structures as well as soak pit soak well septic tank.
3. General design and location criteria by considering local condition shall be in conformity with the general instructions as may be issued by competent authority from time to time

# **11 SPECIAL DEVELOPMENT REQUIREMENTS FOR EXISTING OLD WALLED CITY AND GAMTAL AREA**

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## **11.1 MINIMUM BUILDING UNIT**

Minimum area of a building unit when subdivided shall be 18 Sq. Mts. with no side less than 3.00 Mts. in width. However this provision shall not be applied to the building units existing or sub divided and registered in the city survey records or approved by the competent authority prior to dated 01-01-1986.

## **11.2 ACCESS TO BUILDINGS**

(1) Every person who erects a building shall provide as means of access to such building a clear pathway not less than 3.0 meters in width from street to the door of such building. in case of exiting pathway. the above provision shall not apply. such pathway shall be paved and shall always be kept open to sky and no projection or overhang shall be permitted over such pathways.

## **11.3 SET BACK**

The set back of 3.0 mts from central line of exiting street shall be provided where is street has a width less than 6meters.

### **NOTE :**

- i) The land left open as set back shall be deemed to be part of the street
- ii) No set back shall be required for the building unit of area up to 25sq. mtr...
- iii) The competetnt authorrity shall permit the F.S.I of any plot or a buildingunitonthe basis of its original area. if such land is prepared to releas the affected land for road widening or for constructin of new road without claiming any compensation thereof.

### **11.3.2 MARGINS**

The margins shall be provided towards road sides as under

<b>Width of street</b>		<b>Margin on Street</b>
	<b>1.</b>	<b>2.</b>
(a)	Above 6.0 mts & Up to 12.00 mts.	1.5 mts
(b)	More than 12.00 mts.	2.0 mts.

## **11.4 OPEN SPACE**

### **11.4.1 CHOWK AND OPEN AIR SPACE**

#### **(a) CHOWK :-**

No person shall erect. construct or reconstruct or reconstruct from foundation or plinth a building more than 9 Mts. in depth from its front without providing an open space or chowk open to sky from plinth level for every 9 meters depth of the building.of at least 5.6 Sq.Mts. which may be reduced to a minimum of 3.0 Sq.Mts. with no side less than 1.5 Mts. case if the width of the property to be developed is 4.5 meters or less.

This shall not be applicable to a building having doors and windows opening at least on two sides over streets or open compound not less than 2.4 meters wide provided the depth does not exceed 18 meters.



**(b) OPPEN AIR SPACE :-**

Every open air space whether interior or exterior open air space shall not be less than the width prescribed in the following scale and may be provided at the plinth level or at the floor level of every such room. Linear interpolation from a height not specified herein will be permitted.

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

Every such interior or exterior open air space, unless the latter is a street, shall be maintained for the benefit of such building exclusively and shall be entirely within the owner's own premises.

- (c) For the purpose of the above regulations the depth of the room shall not be more than three times the width of the room which abuts on the air space.
- (d) "If Open air space is provided with more than required open chowk, the additional area shall be counted towards the computation of F.S.I."

**11.4.2 WATER CLOSET AND BATHROOM**

At least one of the walls shall have a opening of minimum 0.25 Sq.Mts. upon a minimum 0.9 Mts. wide open space or upon a verandah not less than 1.5 Mts. wide opening to air space as per regulation on one side.

**11.4.3 OPEN SPACE TO BE OPEN TO SKY :**

Every open space whether exterior or interior, shall be kept free from any erection thereon and shall be kept open to sky Every such open space or chowk shall have suitable and sufficient access. No open drain except for rain water, shall be constructed in any open space required by these regulations. No construction work on a building shall be allowed if such work operates to reduce an open air space of any other adjoining building belonging to the same, owner to an extent less than what is prescribed by any of these regulations in force at the time of the proposed work to further reduce such open space if it is already less than what is prescribed.

**11.5 HEIGHT OF BUILDING**

The height of building shall not exceed twice the width of the abutting road plus the setback provided at ground level required as per these regulations. Provided than in case of building unit abutting on more than one road with different widths, the maximum height shall be twice the width of wider road from the regular level of street.

Provided the portion of setback on which the projection is made shall not be computed towards the width of the street.

In case of building situated in Chowk, Falia, Khadki, the height of building shall not exceed

twice the width of the road leading to such Chowk, Falia or Khadki whichever is less. Provided that the height of stair-case cabin. water storage tank. parapet. lift well and lift cabin with machine-room over it as per the requirement of Lift Inspector. shall not be taken into consideration in detemining the total height of the building. provided the height of each does not exceed 2.4 Meters In case of Machine- Room height shall be as per the requirement of lift Inspector.

Not withstanding any restriction contained in the above regulation 7.00 mtr. height shall be permitted for residential use.

#### **EXPLANATION**

Height in the above regulation. shall be measured from the road level/plot level ehichver is higher. to the highest point in the building excluding the parapet and not exceeding 1.5 mt.

### **11.6 PROJECTIONS ON SET BACKS**

#### **11.6.1 WEATHER SHED :**

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. However it shall not be allowed to be covered in any case so as to add to the usable floor area.

#### **11.6.2 DOOR/WINDOW SHUTTERS AND STEPS**

- (1) No shutters of any doors or windows of any building shall be allowed to open on the street.
- (2) Projections of steps shall not permitted on set-backs. streets or roads.

#### **11.6.3 CELLAR**

No cellar shall be permitted within required set back area. All-round margin of 1.5 Mts. shall have to be kept from adjoining property for construction of cellar.

#### **11.6.4 PLINTH**

Minimum plinth height of 0.45 mts. from ground level shall be provided.

### **11.7 FLOOR SPACE INDEX AND MAXIMUM PERMISSIBLE BUILT UP AREA**

The maximum permissible built-up area and F.S.I. of a building unit shall be subject to the limitations prescribed in the following table.

<b>Sr. No.</b>	<b>Building Unit in Sq. Mts.</b>	<b>Maximum permissible built up area on Ground Floor</b>	<b>Maximum permissible FSI</b>
01	Up to 250	85%	2
02	Above 250 & up to 500	75% or 212.5 Sq. Mtr. whichever is more	2

#### **NOTE :**

The F.S.I. and built-up area under these Regulations shall prevail over the F.S.I. and built up area prescribed in T.P. Schemes within and outside Gamtal area if any in case of conflict.

### 11.7.1 RELAXATION IN F.S.I.

The Competent Authority shall permit the F.S.I. of any plot or a building unit on the basis of its original area. if the owner of such a land is prepared to release the effected land by road widening or for construction of new road without claming any compensation thereof. The minimum setback shall be provided from road line subject to other regulations including 11.5.

### 11.8 PERMISSIBLE USES

The development of a building unit shall be regulated accroding to the width of the road on which it abuts. subject to use zone as below .

#### (A) USES NOT PERMISSIBLE

Road With	Uses not permissible
a) Above 15 mts.	NII
b) Above 6.00 mtr. and up to 15.mtr.	High Rise Buildings
c) Up to 6.00 mtr.	All users except low rise residential building to 10 Mtr. height

#### (B) USES PERMISSIBLE FOR COMMERCIAL DEVELOPMENT

ROAD WITH	FLOOR
1) Below 6 mts.	Nil
2) 6 mtr. and below 9 mtr.	GROUND FLOOR
3) 9 mtr. & below 12 mtr.	GROUND & FIRST FLOOR
4) 12 mtr. & above	ALL FLOORS

#### NOTE :

Provided that these regulations shall not be applicable for authorised existing uses prior to these reulations

### 11.9 PARKING

Shall be provided as prescribed in Chapter 19 of these regulations. In the Case of authorised Buildig Unit upto 60.00 sq. mts. area the packing shall not be required Authorised Building Unit means. the building unit having area upto 60.00 sq. mts. approved before the submisson Revised Draft Development Plan.

### 11.10 Addition to existing structures

The addition to any existing structure shall satisfy the following provision.

An addition that is not structurally independent from an structure shall be designed and constructed such that the entire structure conforms to the seismic force resistance requirements for new structures unless the following conditions are complied with.

- i) The addition shall comply with the requirements for new structures.
- ii) The addition shall not increase the seismic forces in any structural element of the existing structure by more than 5% unless the capacity of the element subject to the increased force is still in compliance with IS: 1893. and
- iii) The addition shall not decrease the seismic resistance of any structural element of existing structure unless reduced resistance is equal to or greater than that required for new structures.

# 12 DEVELOPMENT REQUIREMENTS FOR OTHER THAN GAMTAL AND WALLED CITY AREA

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## 12.1

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

### (A) USES NOT PERMISSIBLE

Road With	Uses not permissible
a) 24 mts. & above	All educational institutions up to SSCT level.
b) 15.mts. & less than 24 mts.	Town hall, college, technical institution, cinema Hall.
c) 12 mts. & less than 15 mts.	All uses mentioned in b) above and High rise building, lecture rooms, hotels, auditorium, petrol pump, general hospital, & polyclinic community hall
d) 9 mts. & less than 12 mts.	All uses mentioned in b) & c) above and Building with more than 13 mt. height
e) 6 mts. & less than 9 mts.	All uses mentioned in b) c) & d) above and Apartment & flat type building

### (B) USES PERMISSIBLE FOR COMMERCIAL DEVELOPMENT

ROAD WIDTH	FLOOR
1) Below 9mts.	NII
2) 9 mtr. and below 12 mtr.	GROUND FLOOR
3) 12 mts. & below 18 mtr.	GROUND & FIRST FLOOR
4) 18 mtr. & above	ALL FLOORS

#### NOTE :

Provided that these regulations shall not be applicable for authorised existing uses prior to these regulations.

## 12.2 MINIMUM AREA OF A BUILDING UNIT

- (a) (i) Minimum area of a building unit shall be 80Sq.Mts. with no side to be less than 6 mts.  
 (ii) Minimum area of 80 Sq.Mts. and above may be allowed on roads upto to 9 mts. width  
 (iii) Minimum area of 150sq.mts. and above may be allowed on 9 mts. and wider roads.  
 (iv) The Building Unit having rectangular shape having the ratio between the length of the adjacent side shall not be more than 3. However this condition of ratio will not be applicable. if the smaller side of he Building Unit is 10.00 mts. or more in length.  
 Minimum area of a building unit for high rise building shall be 1500 sq.mts. and it shall front on at least 15 mts. or more wide Development Plan roads or Town Planning Scheme Roads and that the frontage of the plot on such roads shall not be less than 15 mts.  
 "Maximum area of 150 sq.mt. and above may be allowed on more than 9.00mt. (30') wide road"

Corrifendum :- By notification of U.D. and U.H.D. Gandhinagar No. GH/V/220 of 2003/ DVP-232001-5413-L, Dated 9-12-2003

- (b) Minimum area of a Building Unit for Primary school/High school shall be 1000.00 sq. mts.
- (c) Minimum area of Building Unit for Educational institute above HSSC level. marriage hall, Town hall, cinema, theatre shall be 2000.00 sq.mts.
- (d) Minimum area of a Building Unit for petrol pump without service station shall be 1000.00 sq.mts. and petrol pump with service station shall be 2000.00 sq. mts.
- (e) Minimum area of building unit for worship and Religious places shall be 500 sq.mts. and maximum built-up area shall not be more than 20% of the building unit area.
- NOTE :-** Above provisions are not applicable for Residential housing scheme for socially and Economically Backward class of people.

### **12.3 FLOOR SPACE INDEX (F.S.I.)**

#### **12.3.1 PERMISSIBLE FSI**

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

#### **In city area B and C**

<b>Sr. No.</b>	<b>Use admissible under the Zone</b>	<b>Maximum permissible F.S.I.</b>
1.	<b>Residential</b> For Building Unit (a) Up to 40 Sq. Mts. (b) Above 40 Sq. Mts.	2.0 2.0
2.	<b>Industrial</b> (a) Up to 40 Sq. Mts. (b) Above 40 Sq. Mts.	2.0 2.0
3.	<b>Commercial</b>	2.0
4.	<b>For other purpose</b>	2.0

#### **For Revenue area "F"**

The permissible F.S.I. for all uses shall be 1.6.

#### **12.3.2 MAXIMUM PERMISSIBLE HEIGHT**

The maximum height of any building shall be 35.00 mts. from the plot level to the top of the building. except lift well. stair cabin. water tank and parapet not exceeding 1.50 mt. in height subject to other regulations.

#### **12.3.3 RELAXATION IN FSI :**

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

## 12.4 MARGIN AND MAXIMUM BUILT-UP AREA ON ANY FLOOR

### 12.4.1 MARGIN AND MAXIMUM BUILT-UP AREA

#### 12.4.1 (A) RESIDENTIAL AND COMMERCIAL USE

(i)(a) The margins for all uses except for industrial building and special structures shall be as under.

Width of Proposed Roads (mts.)	Minimum Road Side Margin (mts.)	Remarks
Road up to 6mts.	2.0	(1) For the existing built up area the margins requirement may be relaxed on merits of individual case subject to other regulations
Above 6 mts. and up to 12 mts.	2.5	
Above 12 mts. and up to 18 mts.	3.0	
Above 18 mts. and up to 24 mts.	4.5	(2) Minimum side Margin shall be provided as per regulation no. 12.4.1(A)(ii)
Above 24 mts.	6.0	

Note :- M.K.S. And F.P.S. CONVERSION :

- |                 |           |                   |            |
|-----------------|-----------|-------------------|------------|
| (i) 6.00mt.     | 20.00ft.  | (v) 15.00 mts.    | 50.00ft.   |
| (ii) 7.50mts.   | 24.60 ft. | (vi) 18.00 mts.   | 60.00 ft.  |
| (iii) 9.00 mts. | 30.00 ft. | (vii) 24.00 mts.  | 80.00 ft.  |
| (iv) 12.00 mts. | 40.00 ft. | (viii) 30.00 mts. | 100.00 ft. |

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

### Permissible Built Up Area In city area B and C

Sr. No.	Use admissible under the Zone	Margins other than road side in Mts.	Maximum permissible built up area on any floor including ground floor
1.	<b>Residential</b> For Building Unit (a) Up to 40 Sq. Mts. (b) Above 40 Sq. Mts.	As mention in table below in column no. 2	75% 60% or 30 Sq. Mts. whichever is more. As per corrigendum dt. 20-9-03 Not :- Maximum permission in high rise building shall be 30%
2.	<b>Industrial</b> (a) Up to 40 Sq. Mts. (b) Above 40 Sq. Mts.		60% 50% or 24 Sq. Mts. whichever is more.
3.	<b>Commercial</b>		60%
4.	<b>For other purpose</b>		50%

## FOR REVENUE AREA "F"

Plot size	Margins other than road side.	Maximum built-up area on any floor
up to 80 sq.mts.	1.00 mts. (any one side)	60%
Above 80 sq.mts. and up to 150 sq.mts.	2.0 mts. (any one side)	50% OR 48 sq. mts. whichever is more
Above 150 sq.mts. and up to 250 sq.mts.	a) 2.0 mts. on rear side and b) 2.0 mts. on any one side or 1.5 mts. on both sides except road side subject to these regulations as the case may be.	45% or 75 Sq. Mts. whichever is more
Above 250 sq.mts. and up to 450 sq.mts.	a) 2.0 mts. on rear side and b) 2.0 mts. on all other sides except road side subject to these regulations as the case may be.	45% or 112.5 Sq. Mts. whichever is more
Above 450 sq.mts.	a) 3.0 mts. on rear side and b) 2.0 mts. on all other sides except road side subject to these regulations as the case may be.	45%
For high rise building	as per regulation no 12.4.1 A(iv)	30%

(iii) In case of sub division/Sub plotting of Survey no Final Plot Block No. the area of sub divided building unit is up to 250 sq.mts. minimum. 3.00 mt. margin shall be required along the boundary of Survey No. Final Plot Block No and Boundary of sub divided building unit as the case may be.

### (iv) HIGH RISE BUILDINGS:

In the case of building units to be developed with one or more high rise buildings. the minimum margins and open space above the ground level and between the buildings shall be provided as under.

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

### Explanation

In the above regulation 'H' shall mean height of the building which shall be measured from the plot level to the highest point in the building. Provided that the height of the genuine stair-cabin. lift well. water tank and lift cabin shall not be taken into



consideration in determining the total height of the building provided that the height of each does not exceed 2.4 Mts. The maximum height of the parapet shall be 1.50 Mt. and it shall also not be computed towards the height of the building.

**NOTE II :-**

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

**12.4.1. (B) FOR INDUSTRIAL USE**

Maximum permissible built-up area on any floor including the ground floor shall be 50% of the plot area.

- (i) There shall be clear minimum distance of 6.0 Mts. between two detached structures for plots of more than 1000 Sq.Mts. and 4.5 Mts. for plots measuring up to 1000 Sq.mts.
- (ii) 6 meters clear minimum margins shall be kept along the periphery of the plot used for industrial use like mills, godown, warehouses, service station with petrol pumps, motor repair garage and a building unit of 1000 sq.mts. or more to used for industrial use. For building units less than 1000 Sq.mts. used for industrial use, the minimum margins shall be 4.5 Mts.

However, the minimum roadside margin on roads 18 Mts. wide and above shall not be less than the margin prescribed in regulation No. 12.4.1

**12.4.1. (C) PERMISSIBLE BUILT UP AREA IN MARGIN :**

- (i) Notwithstanding anything contained in these regulations, construction such as w.c., bathroom, servant quarter, and parking garage shall be permitted in one of the corners of a rear marginal space of an individual or semidetached residential building unit (except ownership flats/tenements) subject to following conditions :
  - (1) The maximum permissible area of construction shall be 16.50 sq.mts. may be allowed for servant's quarter, bath-room w.c. or closed parking having maximum dimensions 5.5 mt. x 3.00 mt.
  - (2) The maximum height of construction shall be 3.0 Mts. with maximum plinth of 30 cms.
  - (3) No First floor shall be permitted over such a construction.
  - (4) It shall be exclusively used for any residential use such as W.C. bath-room, servant quarters and for parking garage etc.
  - (5) It shall be considered towards calculation of maximum permissible built-up area and floor space index of the building unit.
  - (6) The location of the said construction can be alternatively permitted from the rear corner upto a maximum distance of half the length of the side.
  - (7) (i) Openings, doors, windows and any type of projections shall not be permitted over looking adjoining property The slope of the roof of such structure shall be towards the inner side of the same building unit and away from the adjoining building unit.  
(ii) Notwithstanding anything contained in this regulations, construction of security room to extent of 15 Sq.mts. shall be permitted (including

transformer room, meter room and toilet). Provided that such construction shall be permitted attach to the entrance gate to the plot only, with maximum height of 2.4 mts. from ground level and shall not be less than 4.5 mts. from the building.

The area of such construction shall not be considered towards calculations of permissible build up area and Floor Space Index (F.S.I.).

#### **12.4.1.(D) RESTRICTION ON DEVELOPMENT IN MARGIN**

- (a) The marginal open space as provided in the above sub-clauses shall be kept permanently open at ground level and they shall not be used for stocking materials or loose articles for the purpose of trade or otherwise nor shall they be used for putting up fixed or movable platforms, over hanging or any other encroachments of any kind provided that decorative advertisements boards or neon sign boards may be permitted in 4.5mts. margin of a building unit abutting on roads having width of 18.0 mts. or more with prior permission of the Competent Authority and such approval shall not be given for a maximum period of three years. The sunk-in-lower ground floor or semi-basement or basement shall not be provided in marginal space. The boundary of the plot shall have to be demarcated by at least 0.6 Mt. parapet/compound wall/railing.

Provided further that underground water tank, a surface water tank up to 1.5 Mts. in height from ground level, well, a tubewell and a pump-room as directed by appropriate authority with maximum size of 1.5 meters X 1.5 meters with a height not more than 1.8 meters shall be permitted except road side margin of a building unit.

- (b) The plot level may be permitted to be raised up to plinth level in case of Building Units other than tenement buildings, ownership tenement flats, industrial and commercial units.
- (c) Security cabin with maximum size of 2.0 mts. X 2.0 mts. and a height not more than 2.4 mts. shall be permitted in the roadside margin.

#### **12.4.1.(E) PROJECTIONS IN MARGINS**

- (i) In any marginal open space, weather sheds and solid architectural 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.
- (ii) 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.

#### **12.4.1.(F) MARGINS FROM COMMON PLOT**

- (i) 3.00 Mts. shall be required in case of low rise building.
- (ii) 6.00 Mts. shall be required in case of high-rise building.

### **12.5 OPEN SPACE**

#### **12.51 Open Air Space**

The width of any interior open air space chowk which is used for light or ventilation of the rooms, smaller side of it shall not be less than.

- (a) for low rise building 1.80 Mts.
- (b) for high rise buildings 3.00 Mts.

The open air space chowk shall be provided at the level at which the light or ventilation is borrowed

### **12.5.2 WATER CLOSET AND BATHROOM**

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

At least one of a Water closet or bath room or sanitary block shall have an opening of minimum 0.25 sq. mt. upon a minimum 0.9 mts wide open space or upon a verandah not less 1.5 mts. wide opening to air on one side.

### **12.5.3 OPEN SPACE TO BE OPEN TO SKY**

Every open space whether exterior or interior, provided in pursuance of any regulations, byelaws or under an agreement lodged with the Competent Authority shall be kept free from any erection and shall be kept open to sky. Every such open space or chowk shall have suitable and sufficient access. No open drain, except for rain water, shall be constructed in any open space required by these regulations. No construction work of a building shall be allowed if such work operates to reduce an open air space of any other adjoining building belonging to the same owner to an extent less than what is prescribed by any of these regulations in force at the time of the proposed work to further reduce such open space if it is already less than what is prescribed.

### **12.6 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.

### **12.7 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 floors may be permitted as per sanctioned margin stair case and projection shall be permitted for permissible upper floors.

For the additional extension on ground floor built up area of such extension addition should fulfil the requirements under these regulations.

## **13 COMPOUND WALLS AND GATES**

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**13.1** Detailed drawings of gates and boundary walls shall be submitted along with the application for development permission.

**13.2** No cactus hedge shall be allowed along the boundaries of a plot in any portion of the development area.

**13.3.** A road side compound wall not exceeding 1.5 mts. in height from the crown of the road shall be permitted while on the other side along the boundary of the building unit. the maximum height of the compound wall shall be 1.8mts. only A compound gate shall not be constructed or permitted on the curvature of the compound wall at the junction of the roads.

Provided that in the case of building units having area of more than 2000 sq.mts. gate pillar (hollow) to an extent of 1.44 sqmts. internal area may be allowed up to the height of 2.4 Mts.

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

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

**13.5** No partition wall shall be allowed anywhere in the margins of building unit.

Provided that a partition wall upto 1.5 Mts. height shall be permitted on common boundary of semi-detached building and marginal distances between two structures.

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

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

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

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

## **14 DISTANCE FROM WATER COURSE**

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

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

# 15 DEVELOPMENT OF LOW COST HOUSING

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## SCOPE :

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

## 15.1 PLANNING :

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

- (i) The maximum permissible density in Dwelling shall be 225 dwelling per hectore
- (ii) The minimum and the maximum plot size shall be between 18 sq. mts. and 40 sq. mts. respectively with built up area not exceeding 70% of the plot area leaving rear margin of 1.5 mts.
- (iii) The minimum frontage of plot shall be 3.0 mts. in width.
- (iv) At every 20 such continuous plot 2.0 mts. wide space open to sky shall be provided.
- (v) The maximum numbers of stories in a building construction on the plot shall be ground plus one upper storey only.
- (vi) Common plot at the rate of 10% percent of the area of the plot land developed shall be provided for open space community open space which shall be exclusive of approach roads path ways or margins.

## 15.2 GENERAL BUILDING REQUIREMENTS :

- (1) The minimum height of the plinth shall be 30 cms. from the top surface of approach road or path way.
- (2) The maximum floor space index permissible shall be 1.8.
- (3) (a) The size of living room bed room shall not be less than 8 sq. mts. with minimum width of 2.4 mts.
  - (b) (i) Size of independent bath-room and w.c. shall be 0.9 sq. mts. with minimum width of 0.9 mts. each.
  - (ii) Size of combined bath room and w.c. shall be 1.8 sq. mts. with minimum width of 1 mts.
- (4) (i) The minimum height of room shall be as under :-

Living room	:	2.4 mts.
Kitchen room	:	2.4 mts.
Bath w.c.	:	2.1 mts.
Corridor	:	2.1 mts.

  - (ii) In case of the slopping roof the average height of the roof shall be 2.1 mts. and the minimum height of the eaves shall be 2.4 mts.
  - (iii) The minimum slopes of the slopping roof shall be 30" for G.I. sheets asbestosm sheets or tiled roof while for R.C.C. sloping roof the minimum slop shall be 12" .

(5) The opening through windows ventilators and other opening for light and ventilation shall be as under :

(i) One tenth of the room floor area.

(ii) For w.c. and bath not less than 0.2 sq.mts.

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

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

### **15.3 ROADS AND PATHWAYS :**

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

(ii) Access to the dwelling units where motorised vehicles are not normally expected shall be by means of paved foot paths with right of way of 6 mts. and pathways of 2 mts. only The right of way shall be adequate to allow for plying of emergency vehicles and also for side drains and plantation.

(iii) Where motorable access ways are not provided and pedestrian path ways are provided the minimum width of such path way shall be 4.0 mts. which shall not exceed 50 mts. in length.

### **15.4 MINIMUM REQUIRED : ACCOMMODATION**

(i) The minimum accommodation provided in every dwelling unit shall be one living room and a w.c. where there is a drainage system the agency developing the area shall install and maintain the internal drainage system where there is no drainage system the individual soak-pit shall be provided as per provision of National Building Code.

(ii) The loft provided in the room shall not cover more than 30% of the floor area of the room.

### **15.4 STRUCTURAL REQUIREMENTS :**

(i) Load bearing walls of the building shall be of Brick stone or pre cast block in any mortar in the case of R.C.C. framed structure or wooden framed structure filler walls may be suitable local materials.

(ii) Roof of the building shall be of galvanized iron sheets. asbestos sheet tiles roof or R.C.C. roof in the case of upper storied buildings middle floor shall be of wooden or R.C.C. and rest as per choice.

(iii) Doors and windows of building shall be of any material.

(ii) Rest of work of building shall be as per locally available resources and as per choice.

(iii) For structural safety and services Regulations 18.4 and 18.5 (1) shall be applicable.

# **15(A) PROVISIONS FOR SPECIAL DEVELOPMENTS**

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## **15(A).1 REGULATION FOR EXISTING SLUM REDEVELOPMENT REHABILITATION SCHEMES ON SELF FINANCING BASIS :**

### **15(A).1.1 DEFINITION OF SLUM :**

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.

### **15(A).1.2 REDEVELOPMENT/REHABILITATION OF EXISTING SLUM :**

These regulations shall apply to all building unit lands/plots or part portion of building units lands/plots on which slums are existing as per the 1991 census as the case may be and/or plots being processed for slum upgradation, redevelopment, rehabilitation.

- (1) Redevelopment of building units lands/plots on which slums are existing as per the 1991 census shall be permitted for the rehabilitation of the slum dwellers through the owner of such land or their authorised agents/developers as approved by the Competent Authority by permitting redevelopment for slum dwellers.
- (2) All eligible slum dwellers residing on the building unit/land/plot to be redeveloped shall have to be accommodated on the same plot.
- (3) DP/Tp Roads abutting such building unit/plots may also be cleared of existing slums by owners of such land by providing them accommodation in the scheme.
- (4) In any such scheme. area of existing commercial user shall be permitted.
- (5) The names of all eligible slum dwellers shall be duly certified by the competent authority.
- (6) Each hutment dweller personally (or his legal heir) residing as per record in 1991 census shall get the benefit or rehabilitation.
- (7) The owners/authorised developer shall organize all the eligible hutment dwellers into a Registered Co-Op. Housing Society or an Registered Association.
- (8) The owners /authorised developers shall grant a unit of minimum built-up area of 20 Sq. Mts. subject to minimum 14.00 sq. mts. carpet area only in low-Rise Buildings to each of the eligible slum dweller.
- (9) The 14.00 sq. mts. carpet area of the dwelling unit shall includes a multipurpose room cooking space. and a w.c. but shall not include common areas. such as stairs passages etc. The rehabilitation unit shall be completed with water supply. drainage and electricity.
- (10) The permissible F.S.I. for the remaining plot shall be on the basis of Gross Building unit Plot land area with addition F.S.I. of 0.50 of the F.S.I. consumed for eligible slum dwellers.
- (11) Allotment and admimisteration by lot system of new unit to all elight sulm dwellers. beneticaries shall be done owner developerised agent.
- (12) If in case it is necessary to Shift some or all hutment dwellers necessitate the new construction transit accommodaton facilty shall be offered by the owners aut horised devloper at his cost and the occupants shall have the vacate the slums and shall have move to the transit accommodation.
- (13) The Owners authorised developers shall prepare a subdivision layout plan for the entire land occupied by the hutment dwellers distinctly showing on the plan accommodation/building for eligible hutment slum dwellers and accommodation buildings for commercial sale and submit plans and other documents as may necessary to enable the competent authority to approve the subdivsion plans and buildings plans for both.
- (14) The owner authority devlopers shall transfer the absolute right ownership right free from all



encumbrance of proposed construction of rehabilitation until including their absolute rights in the part of land set apart for the rehabilitation to registered CO-OP Housing Society / Association of Slum. Hutment dwellers without any consideration. The owner/authorised developer shall have absolute rights of ownership of balance land and shall be entitled to develop such balance land.

- (15) Possession and ownership of newly constructed unit for slum dweller under rehabilitation. rehabilitation scheme shall be given only. after the hutment dweller has relinquished all the rights in original hut and the land below it. as well as has peacefully handed over the possession of transit facility and paid all the dues. Each hutment dweller shall thus become virtual owner of his allotted dwelling unit through his membership of Co.-Op. Society Association.
- (16) The allottee who has been given the rehabilitation unit shall not alienate the unit or transfer it to any body else (except the legal heirs) for a period of ten years from the date of taking over possession without prior permission of competent authority.
- (17) The Co-Op. housing Society Association of the hutment dwellers at their cost shall manage and maintain the common facilities and amenities provided within the area transferred to the society association and also shall be responsible for maintaining common amenity and services and also pay the Govt. and Municipal Taxes. applicable from time to time.
- (18) The possession of the dwelling units in remaining Building unit land shall be permitted only after the completion and handing over the possession of rehabilitation dwelling units to all eligible slum dwellers.
- (19) The above regulations shall be subject to all other regulations of the GDCR and development plan and in case of any conflict between the above regulations and that of the GDCR and or the Development Plan. the latter shall prevail.
- (20) In case of slum rehabilitation project. eligible slum dwellers agree upon to rehabilitate in other building unit land. the complete project shall have to be approved by the authority.

#### 15(A).2 GROUP HOUSING

Group housing having 10 or more than 10 dwelling units having maximum built up to 50.00 Sq. Mts. of each dwelling unit shall be permissible subject to these regulation and the following provisions :

- (i) Only ground plus two floor structure without hollow plinth.
- (ii) Minimum size of building unit 4000 Sq. Mts.
- (iii) Road side margins shall be as per these regulations Other than road side margins shall be 2.25 mts. Distance between two buildings shall be 4.5 mts.
- (iv) Maximum height of the building shall be 10 mts.
- (v) Maximum permissible built up area shall be 60%.
- (vi) Sub division of common plot may be allowed by the competent authority with no side less than 10.50 mt. of such sub divided common plot. Margin from the common plot shall be minimum of 2.0 mts. One common plot of minimum of 300 sq. mts. shall be provided.
- (vii) The minimum one approach road shall be provided as per the regulation no. 10.4 and or as decided by competent Authority Other internal width of the road shall be 2.4 meters.

# 16 GENERAL BUILDING REQUIREMENTS

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## 16.1 ELEVATORS (LIFTS)

A lift shall be provided in all buildings as prescribed hereunder.

- (i) In case of Building having height more than 13.0 Mts. lift shall be provided.
- (ii) Lift shall be provided at the rate of one lift for 20 tenements of all the floors. or part thereof for residential buildings and at the rate of one lift per 1000.00 sq.mts. or part thereof of built-up area for non-residential buildings.

The tenement and built-up area on ground floor and two upper floors shall be excluded in computing the above requirement.

Lift shall be provided from ground floor and shall have minimum capacity of six persons. On the basis of detailed calculations based on the relevant provisions of National Building Code. the number of lifts can be varied.

- (iii) Notwithstanding anything contained in the Development Control Regulations in case of building with 21 meters or more in height. at least two lifts shall be provided.

## 16.2 FIRE PROTECTIONS :

In case of high rise buildings. the following provision shall be made for safety of buildings from fire :-

- (i) In addition to the requirement under Regulation No. 17.1 at least one lift designed as fire-lift as defined in the National Building Code shall be installed.
- (ii) At least one stair-case shall be provided as a fire staircase as defined in the National Building Code. Provided that this shall not be applicable if any two sides of a staircase are kept totally open to external open air space.
- (iii) Water Supply: Underground tank of the capacity of one lakh liters and two lakh liters for the buildings situated within the municipal limit and outside of the municipal limit respectively be invariably provided in all the high rise buildings. Water in the normal use tank should come only through the overflow of fire tank so provided.
- (iv) In high rise buildings. the internal fire hydrants shall be installed as provided in the National Building Code or as prescribed in the Indian Standard Code of practice for installation of internal fire hydrants in high rise buildings. The detailed plan showing the arrangement of pipe lines. booster pumps and water-tanks at various levels shall be submitted for approval of the concerned authority along with the plans and sections of the buildings.
- (v) In case of high rise buildings. an external fire hydrant shall be provided within the confines of the site of the building and shall be connected with Municipal Water mains not less than 4" in diameter. In addition. fire hydrant shall be connected with Booster Pump from the static supply maintained on site.
- (vi) In case of high rise buildings separate electric circuits for lift installation. lighting of passages. corridors and stairs and for internal fire hydrant system shall be provided.
- (vii) All the requirements under the above regulations shall be clearly indicated on plans duly signed by the owner and the person who has prepared the plans. The Competent Authority may direct the owner to submit such further drawings as may be necessary. to clarify the implementation of the provisions of the above regulations.
- (viii) Every building having a height of more than 25 Mts. shall be provided with diesel generators which can be utilized in case of failure of the electricity.

- (ix) The standard of National Building Code must be adopted fully in providing stair-case and alarm system.
- (x) There should be Provision of dry-powder. fire extinguisher to the extent of two on each floor with a capacity of 5 kgs. in all the high rise buildings.

### 16.3 SAFETY OF BUILDINGS :

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

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

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

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

### 16.4 PLINTH

- (a) Habitable rooms shall have minimum plinth height of 0.45mt. from ground level.
- (b) Parking garage may have no plinth.
- (c) Provided that the ground floor of a building may be permitted on stilts/pillars instead of a solid plinth with a clear height of 2.4 Mts. in case of slabs with beams height should not exceed 2.8 Mts. and further that this space shall at all times be kept free from any enclosure except for genuine stair-case.

Provided further that a electric meter room. room for telephone D.B.: bath-room. water-room. stair-case room. pump room. wate closet. servant room. security cabin may be permitted subject to maximum built-up area of 15smt. allowed a minimum plinth 30cms and this area shall not be considered towards computation of F.S.I.

### 16.5 CELLAR :

In a building unit. the cellar may be permitted on the following conditions:

- (i) Area and extent: The total area of any cellar (basement) shall not exceed twice the plinth area of the building. or the area of the plot whichever is less. It may be in on level or two. No cellar be permitted in the required minimum marginal space.

- (ii) Height of the cellar shall not be less than 2.8 Mts. clear from top of the flooring to the bottom of the lowest structural member. The maximum depth of basement shall be 2.5 mts. below ground level. The maximum height of the single cellar shall not be more than 3 mts.
- (iii) Clear width of the stair leading to the cellar shall not be less than the width of the regular staircase leading to upper floors.
- (iv) No stairs to be constructed under these regulations shall consist of any wooden material.
- (v) 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 no 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 VIII Building Services. Section-1 Lighting and Ventilation. National Building Code.
- (vi) No water connection or drainage connection shall be permitted in the cellar.
- (vii) In no case cellar shall be permitted to be connected with normal drainage line.
- (viii) Uses permitted :- parking. safe deposit vault. A.C. Plant and store for individual residential building.
- (ix) In genuine requirement of parking. the competent authority may permit the second cellar if the parking space available at ground level and in first cellar is not sufficient. for the reasons stated in writing provided that the total depth of two cellars if provided shall not exceed 4.20 mtr. below ground level.

#### **16.6 HEIGHT OF FLOORS :**

Minimum height of floors in building at any point shall be 2.8 Mts. for residential and commercial uses and 3 meters or as per Factory Act or other relevant Act in case ground floor and upper-floors in a building used for office for ancillary uses of factories. workshops. godowns and other industrial purposes.

Provided that in case of folded roof the minimum height of 3.0 Mts. shall be measured from the lowest point of the fold.

Provided that in case of gabled or slopping roof the minimum height below the lowest part of roof. shall not be less than 2.2 Mts. and an average height of the rooms shall not be less than the minimum prescribed here above.

Provided further that in case of trussed-roof. the minimum height shall be measured from the pavement to bottom of the tie beam.

Provided that for verandah, Bathroom, W.C. passages, puja room, stor room, stair cabin, minimum height of 2.00 mts.

#### **16.7 LOFT :**

The loft at a minimum height of 2 mts. from floor level not exceeding 30% floor area of the room may be allowed in any room.

#### **16.8 STAIRS, LIFTS, LOBBIES AND CORRIDOR :**

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

- (a)(i) In case of residential and non-residential building except individual detached building

minimum clear width of corridor shall be as under :

Length of Corridor (in Mts.)	Width of Corridor	
	Residential	Non-Residential
Upto 6	1.0	1.2
Upto 9	1.2	1.5
Upto 15	1.2	2.0
Above 15	1.5	2.5

**NOTE :-**

- (i) For every additional 3.00 mts. length or part there of the width of corridor shall be increased by 0.15 mts. upto a maximum of 3.00 mts.
- (ii) In case of starred hotels. the width of the corridor shall be as per the authorized standards of the starred hotels.
- (b) whereas in case of residential dwelling unit occupied by single family and constructed upto three floors width of the stairs shall not be less than 1.0 mtr.
- (c) In case of all non-residential and high rise residential buildings. the clear width of stair and landing exclusive of parapet shall not be less than 1.5 Mts.
- (d) Minimum stair width for more than 6 tenements on each floor shall be 1.5 Mts.
- (e) The stair-case & lifts (elevators) shall be so located that it shall be within accessible distance of not more than 25 Mts. from any entrance of tenement or an office provided on each floor.
- (f) The design of the lift & stair along with the tread and riser shall comply with the provisions of the National Building Code for that class of building.
- (g) No winders shall be allowed except in case of individual dwelling unit.

**16.9 SANITARY ACCOMMODATION :**

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

- (a) In the case of use of building as office and public building except cinemas. theatres. meetings and lecture halls. minimum sanitary facilities should be provided as under.
  - (i) Every office building or public building shall be provided with at least one water closet.
  - (ii) Water closets shall be provided for each sex and the number of such water closets for each sex shall in every case be based upon the maximum number likely to occupy such building at any one time.
  - (iii) One urinal shall be provided for every 25 males or part thereof and one water closet for every 25 females or part thereof upto 100 persons. For any number exceeding 100. one urinal for every 50 persons shall be provided.
  - (iv) There shall be provided one water-closet for every 50 persons of each sex or part

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

- (v) The building shall be deemed to be occupied by persons or employees at the rate of one per every 5 square metres of the floor area and sanitary facilities shall be provided according to the number of employees or occupants so worked out.
- (vi) Such Water Closet and urinals shall be in accessible location and shall be Provided with Signs Plainly indicating their purposes sex for which they are meant.

**(b) Industrial Buildings and Warehouses :**

All type industrial building shall provided with minimum sanitary facilities as under.

- (i) Every such building shall be provided with at least one water closet to privy.
- (ii) Water Closets of privies shall be provided for each sex and number of such closets or privies for each sex shall in every case be based upon the maximum number or persons of that sex employed such building.
- (iii) Water closets or privy accommodation shall be provided in every W.C. on the following scale.

Where females are employed there shall be least at least one closet or one privy for every 25 females. Where males are employed, there shall be at least one water closet or one privy for every 25 males.

Provided that where the number of males employed exceed 100, it shall be sufficient if there in one water closet or one privy for every 25 males up to the first 100, and one water closet or one privy for every 50 there after.

In calculating the number of water closets or privies required under these regulations any number workers less than 25 or 50 as the case may be shall be reckoned as 25 or 50 and the number of workers to be considered shall be the maximum number employed at any one time during the day.

- (iv) In every such factory there shall be provided one urinal for every 100 person of each sex or any less number thereof .
- (v) In every such factory there shall be provided one washing place of 3.6 square metres in area with sufficient number of taps as per standards laid down by rules in respect of factories.
- (vi) In every building of the warehouse class there shall be provided one water closet for every 50 males or any less number thereof and one water closet for every 50 females or any less number thereof and one water closet for every 50 females or any less number thereof. after ater closet shall be provided at the rate of one closet for every 70 person.
- (vii) In every building of the warehouse class, there shall be provided one urinal for every 100 personse of each sex or any less number thereof.
- (viii) For the purpose of determining the number of water-closets and urinals each 30 sq.mts. of the gross floor space of such building shall be deemed to be occupied by one person.
- (ix) Such water-closets and urinals shall be accessible in location and shall be provided with signs plainly indicating their purpose and the sex for which they are meant.

**(c) Educational Buildings :**

Any building used for educational purpose shall be provided with minimum sanitary facilities as follows :

- (i) Subject to minimum provisions of two water-closets and five urinals. there shall be one water-closet and four urinals for every 200 students or part thereof.
- (ii) Competent Authority may enforce the distribution of the above sanitary facilities to be provided at each floor of the building.
- (iii) The building shall be deemed to be occupied by students at the rate of one student per every 1.00 sq.mt. of the floor area of all the class-rooms and sanitary facilities shall be provided according to the number of students so worked out.

**(d) Residential Building or Residential Tenements :**

Each residential building or residential tenement shall be provided with atleast one water-closet.

**16.10 VENTILATION :**

- (a) Ventilation of rooms: Every such room whether it is living room or a kitchen shall be constructed that the same have for the purpose of ventilation :

A Window or windows and /or ventilators clear of the Such frames, opening directly into an interior or exterior open air space or into an open verandah or gallery abutting on such open air spaces having an opening of not less than one tenth of the floor area of the room of an aggregate opening of doors. Window and ventilators of not less than one seventh of the floor area of the room.

Such aggregate opening in respect of sitting room or dining room of three or more room tenements may be provided either by window ventilators or doors. if such room abuts on an open verandah or gallery

- (b) Factories and buildings of the warehouse :- Every room in such building shall be lighted and ventilated by sufficient number of window, ventilators and sky lights exclusive of doors having clear opening not less than 1/7 th of the floor area abutting on open air space of width not less than 1/3rd of height of the part of the building abutting such open space.

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

- (c) Ventilation of stair - cases :- Every stair case provided under the foregoing clauses shall be light and ventilated to the satisfaction of the Authority from an open air space not less than 1 sq.m.t.
- (d) Window in stair case bay: There shall be provided a window or window of an aggregate area of atleast 1.2 sq. meters on each story in such of the wall of the stair -Case room which abuts on such 1 sq.mt. open air space to light and ventilate such staircase.
- (e) Ventiation from the top and skylight etc : Where an open well an open well for light and ventilation within the space enclosed by a stairway and its landings is proposed to be provided. the least horizontal dimensions of which are equal to two times the width of the staircase then the requirements of clause(c) and (d) may be dispensed with provided that there shall be in the roof directly over each such stair well, a ventilating skylight with provided fixed or movable louvers to the satisfaction of the compitant Authority. The glazed roof of the skylight shall not be less than 3.7 sq. Mts. in area. No lift or any other fixture shall be erected in such staircase well.

### 16.11 LOCATION OF OPENINGS :

Every person who undertakes construction work on a building shall so locate every opening abutting on any open space that the sill of such opening shall not be less than 90 cms. above the level of the floor from which such opening is accessible.

Provided that if such opening is to be constructed flush with floor level its lower portion for a height of 90 cms. shall be protected by bars or grill or similar other devices to the satisfaction of the Competent Authority.

### 16.12 STAIRWAY :

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

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

#### TABLE

**Minimum width of common Stairway/Corridors for occupancies**

Sr. No.	Type Of occupancy	Minimum width of staircase/ Stairway/Corridor (in meters)
(1)	(2)	(3)
1	Residential building (a) Low rise (b) Hotels and High rise	1.2 1.5
2	Educational building (a) Upto 24 m. high (b) Over 24 m. high	1.5 2.0
3	Institutional buildings (i.e. hospital) (a) Upto 10 beds (b) Over 10 beds	1.5 2.0
4	Assembly buildings	2.0
5	Mercantile. business. industrial storge. hazardous. buildings (a) Low Rise (b) High Rise	1.5 2.0

(ii) **Flight** :- No flight shall contain more than 14 risers. but in residential buildings. in narrow plots and in high density Housing a single flight staircase may be permitted.

(iii) **Risers** :- The maximum height of a riser shall be 19 cm. in a residential building and 16



cm. in any other occupancy. However, on an internal stairway within a dwelling unit a riser may be 25 cm. high.

- (iv) **Treads** :- The minimum width of the tread without nosing shall be 25 cm. for staircase of a residential building, other than fire escapes. In other occupancies the minimum width of the tread shall be 30cm. It shall have a non-slippery finish and shall be maintained in that fashion.
- (v) **Head room** :- The minimum head room in a passage under the landing of a staircase under the staircase shall be 2.1 m.
- (vi) **Floor indicator** :- The number of each floor shall be conspicuously painted in figures at least 15 cm. large on the wall facing the flight of a stairway or at such suitable place as is distinctly visible from the flights.
- (vii) **Hand Rail** :- Hand rail a minimum height of 0.9 m. from the centre of the tread shall be provided.

### 16.13 RAMPS :

#### (1) Ramps for pedestrians :

(a) **General** :- The provisions applicable to stairway shall generally apply to ramps. A ramp in a hospital shall not be less than 2.25 Mts. wide in addition to satisfy the fire fighting requirements.

(b) **Slope** :- A ramp shall have slope of not more than 1:10. it shall be of non- slippery material.

(c) **Handrail** :- A handrail shall be provided on both the sides of the ramp.

(2) **Ramps for handicapped people** :- The provision of the ramp with a handrail to every public building on ground floor only as compulsory for handicapped people, as per the revised National Building Code.

(3) **Ramp for basement or storied parking** :- For parking spaces in a basement and upper at least two ramps of adequate width and slope shall be provided preferably at the opposite and such ramps may be permitted in the side and rear marginal open spaces, after leaving sufficient space for movement of firefighting equipments.

### 16.14 ROOFS :

(i) **Effective drainage of rain water** :- The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain water there from by means of rain water pipes at the scale of at least one pipe of 10 cm. diameter for every 40 sq.m. of roof area. Such pipes shall be so arranged, jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of adjacent buildings.

(ii) **Manner of fixing rain water pipes** :- Rain water pipes shall be affixed to the outside of the walls of the building or in recesses or chases cut or formed in such walls or in such other manner as may be approved by the Competent Authority.

### 16.15 TERRACE :

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

### 16.16 PARAPET :

Parapet walls and handrails provided on the edges of the roof, terrace, balcony, etc. shall

not be less than 1.15 Mts. from the finishing floor level and not more than 1.3 Mts. height above the unfinished floor level Parapet construction shall be made of material and design such that it ensure optimum safety to the user/occupants of the building.

**16.17 MOSQUITO-PROOF WATER TANK :**

Water storage tank shall be maintained that perfectly mosquito-proof condition. by providing a properly fitting hinged cover and every tank more than 1.50 Mts. in height shall be provided with a permanently fixed iron ladder to enable inspection by anti-malaria staff.

**16.18 REFUSE AREA/DISPOSAL OF SOLID WASTE :**

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

- (i) The size of community bin (container) shall be calculated at the rate of 10 liters capacity per tenement dwelling unit. for Residential use of building: provided that the maximum capacity of container shall be 80 liters. The numbers of bins shall be calculated on the basis of total no. of dwelling units/tenements.
- (ii) The size of community-Bin (container) shall be calculated at the rate of the 20 liters capacity for each 100 SMT of floor-area. in case of non-residential use of building. provided that the maximum capacity of container shall be 80 liters. The number of bins shall be calculated on the basis of total no. of dwelling units/ tenements.
- (iii) Provided that in case of Hospitals, Hotels, Restaurants like uses the disposal of Solid Waste shall be carried out as per the norms decided by the authority from time to time.

**16.19 DISCHARGE OF RAIN WATER :**

No roof or terrace abutting on a public street shall be constructed without providing sufficient of downtake pipes and such pipes shall be so fixed as to discharge the rain water at a level not higher than 0.6 metre above the street level.

**16.20 CONSERVATION OF ARTIFACTS, STRUCTURES AND PRECINCTS OF HISTORICAL AND/OR AESTHETICAL AND/OR ARCHITECTURAL AND/OR CULTURAL VALUE (HERITAGE BUILDING AND HERITAGE PRECINCTS)**

No development or redevelopment or change of use or engineering operations or additions. alterations. repairs. renovations including the painting of buildings. replacement of special features or demolition of the whole or part thereof or plastering of heritage buildings and/or heritage precincts and pols shall be allowed except with the written permission of the competent authority.

**16.21 PROVISION OF LETTER BOX**

In all case of building having more than two floors including ground floor a letter boxes for each.

separate unit shall be provided at ground floor level in such a way that post man can easily deliver the posts in them.

# 17 REGULATIONS FOR SPECIAL STRUCTURES

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## 17.1 SPECIAL STRUCTURE

Regulations for Cinemas, theatres, meeting halls, lecture halls and town-halls

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

- (a) **Location** : The building for the above purpose shall be located directly on a road of 18 mts. or more in width either existing or proposed subject to other regulations.
- (b) **Open Spaces** : In case of above uses, open spaces shall be provided as under :
- (i) Front open spaces of 12 mts. width from the side abutting on the road shall be provided. Such open space may be permitted to be covered up to 6mts. from the building line with a projected cantilever structure at a height of not less than 3.00 mts. from the ground level.
- Sides and rear open spaces of 6mts. width shall be provided. In addition to the above, the Bombay Cinema Rules adopted by the State Govt. for cinemas and Janta theatres as amended from time to time, will also be applicable.
- (c) **Minimum Requirements** : The following requirement shall be provided:
- (i) The aggregate area of foyer exclusive of all passages shall be provided at every sitting-level at the rate of 0.1 sq.mt. per seat at that level, subject to minimum foyer width of 4.5 mts.
- (ii) Entry and exit passages of minimum 3 meters width shall be provided.
- (iii) Water-room and snack-bar shall be provided.
- (iv) The booking-office shall always be so located that intending purchasers of tickets have not to queue up in open space.
- (d) **Plinth** : The plinth shall be measured at the foyer level and it shall not be less than 45 cms.
- (e) **Corridor** : No landing lobby corridor or passage not being an internal passage between and/or across rows of seats, intended for use as an exit, shall be less than 3 meters in width and there shall be no recess or projections in the walls of such passages or corridors within 1.8mts. of the ground.
- (f) **Doors** : The auditorium doors shall be provided at the rate of not less than one door of a dimension of 1.5 meters in width and 2.1 meters in clear height for every 150 seats or part thereof. All outside doors for the use of the public shall be made to open outwards and in such manner that when opened, they shall not obstruct any gangway, passage, stairway or landing. These doors shall be provided in such a way that they open in aisles or cross-aisles provided under these Regulations.
- (g) **Balcony, its height, floor of an auditorium and arrangement of seats** :
- (i) The height of the bottom balcony of the gallery shall not be less than 3 meters from the floor of the auditorium.
- (ii) The clear distance between the backs of two successive rows shall not be less than 100 cms. but for seats with rocking backs it may be 90 cms.
- (iii) The minimum width of balcony steps shall be 80 cms. provided that for the front and rear steps this distance shall be 90 cms.
- (iv) The minimum height of the roof or ceiling at the highest steps of the balcony shall be 3.0 meters and at no place the distance between the nodding and lowest projection ray shall be less than 2.4 meters.
- (v) The minimum width of the seat shall be 50 cms. provided that 25 percent of the total seats may be permitted upto the width of 45 cms. to adjust the staggering of the seats. The width of the seats shall be measured from centre to centre of hand rails or arm rests.
- (h) **Aisles** : Clear aisles not less than 1.2 meters in width shall be formed at right angles to the

line of seating in such number and manner that no seat shall be more than 3.8 meters away from any aisles measured in the line of seating. Where all these aisles do not directly meet the exit doors. cross aisles shall be provided in such number and manner that no row of seats shall be more than 7 meters away from cross-aisles. The width of cross aisles shall be 1.2 meters.

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

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

**(i) Sanitary Accommodations :**

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

**(j) Visibility Requirement :**

- (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 70 mm 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 rows 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.

**(k) Ventilation :** Every auditorium shall be lighted and ventilated by doors, ventilators and windows abutting on an interior or exterior open air space which shall not be less than 1.5th of the total floor area provided that if exhaust fans are installed or if the auditorium is air-conditioned the requirement of this clause may be suitably relaxed by competent authority.

**(l) Minimum Requirement of Stairs :**

- (i) Except where otherwise provided under these Regulations bye-laws the minimum clear width of all the stairs shall be 1.5 Mts.
- (ii) No stair-case shall have a flight of more than 15 steps or less than 3 steps and width of the landing between such flights shall be of the same width of the stair-case. The tread of the step shall not be less than 30 cms. The riser shall not be higher than 10 cms.
- (iii) No space less than 2.4 Mts. in height shall be allowed under the floor of auditorium.
- (iv) Except for a double-decker-cinema or theater. the access to the auditorium from the ground floor, if it is on upper floor or on stilts shall be provided by not less than three stairs: two of which shall be exit stairs. The clear width of these next stairs shall not be less than 2 meters.
- (v) The access to balcony floor from auditorium floor shall be provided by not less than three stairs. two of which shall be exit stairs.

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

(vi) In case of double-decker-cinema or theater :

- (a) The access to upper class auditorium from ground floor shall be provided by at least three stairs out of which two shall be exit stairs with minimum clear width of 2 Mts.
- (b) The access to lower class auditorium from ground floor shall be provided by at least two stairs. one of which shall be exit stair.

(m) No permission shall be given for converting existing air-conditioned cinema theatre into non-air-conditioned cinema theater.

**(n) AIR-CONDITION**

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

- [1] Temperature range 72° F to 80° F
- [2] Change of Air per hour-approximate 10 times.
- [3] Relative Humidity 50 p.c. to 60 p.c.
- [4] Fresh air requirements. 7.5 C.F.M. per person approximately.

**17.2 FIRE PROTECTION REQUIREMENTS**

(1) **GENERAL** :- The planning design and construction of any building shall be such as to ensure safety from fire For this purpose unless otherwise specified in these Regulations. the provisions of Part IV: Fire Protection Chapter. National Building Code. shall apply. For multi-storied. high-rise and special building. additional provisions relating to fire protection shall also apply The approach to the building and open spaces on all sides upto 6 m. width and their layout shall conform to the requirements of the Chief Fire Officer. They shall be capable to taking the weight of a fire engine weighing upto 18 tones. These open spaces shall be free of any obstruction and shall be motorable.

(2) **EXITS** :- Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of its occupants in case of fire or other emergency for which the exits shall conform to the following.

(i) **TYPES** :- Exits should be horizontal or vertical. A horizontal exit may be a door-way a corridor. a passage-way to an internal or external stairway or to an adjoining building a ramp. a verandah or a terrace which has access to the street or to the roof of a building A vertical exit may be a staircase or a ramp but not a lift.

(ii) **GENERAL REQUIREMENTS** :- Exits from all the part of the building except those not accessible for general public use. shall-

- (a) provide continuous egress to the exterior of the building or to an exterior open space leading to the street:
- (b) be so arranged that except in a residential building they can be reached without having to cross another occupied unit:
- (c) be free of obstruction:
- (d) be adequately illuminated:
- (e) be clearly visible with the routes reaching them clearly marked and signs posted to guide any person to the floor concerned:
- (f) be fitted if necessary with fire fighting equipment suitably located but not as to obstruct the passage. clearly marked and with its location clearly indicated on both

sides of the exit way:

- (g) be fitted with a fire alarm device. if it is either a multi-storied. high-rise or a special building so as to ensure its prompt evacuation:
- (h) remain unaffected by any alteration of any part of the building so far as their number width capacity and protection thereof is concerned:
- (i) be so located that the travel distance on the floor does not exceed the following limits.
  - (i) Residential educational institutional and hazardous occupancies : 22.5m.
  - (ii) Assembly. business. mercantile. industrial and storage buildings: 30 m.

**Note :-** The travel distance to an exit from the dead end of a corridor shall not exceed half the distance specified above.

When more than one exit is required on a floor the exits shall be as remote from each other as possible.

Provided that for all multi-storied high rise and special building a minimum of two enclosed type staircases shall be provided. at least one of them opening directly to the exterior to an interior. open space or to any open place of safety.

### **17.3 REQUIREMENTS OF INDIVIDUAL EXITS AT EACH FLOOR :**

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

#### **(1) CORRIDORS :-**

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

#### **(2) DOORWAYS :-**

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

#### **(3) REVOLVING DOORS :-**

- (a) Revolving doors shall not be used as required exits except in residential. business and mercantile occupancies: they shall not constitute more than half the total required door width.
- (b) When revolving doors are considered as required exit ways-
  - (i) The multiplier in Table 18.1 shall be increased by 33.1.3 percent. and.  
revolving doors shall not be located at the foot of a discharge through a loby or

foyer.

**(4) INTERNAL STAIRWAYS :-**

- (a) Stairway shall be constructed of non-combustible materials throughout.
- (b) Any interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely closed.
- (c) A staircase shall not be arranged around a lift unless the later is entirely enclosed by a material of fire resistance rating as that for type of construction itself. For multi-storied, high rise and special buildings, the staircase location shall be to the satisfaction of the Chief Fire Officer.
- (d) In multi-storied/high rise and special building, access to main staircases shall be gained through at least half-an-hour fire-resisting automatic closing doors placed in the enclosing walls of the staircases They shall swing type doors opening in the direction of the escape.
- (e) No living space, store or other space, involving fire risk, shall open directly into a staircase.
- (f) The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to from a draught lobby.
- (g) In multi-storied/high rise and special building, exit signs with arrows indicating the escape route shall be provided at a height of 1.5 m. from the floor level on the wall and shall be painted with fluorescent paint. All exit way signs should be flush with the wall and so designed that no mechanical damage to them can result from the moving of furniture or other heavy equipment.
- (h) Where a building has a single staitcase, it shall terminate at the ground floor level, and the access to the basement shall be by a separate staircase Where the building is served by more than one staircase, one of the staircases may lead to the basement level by either a ventilated lobby or a cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut-off from the basement area at various basement levels by a protected and ventilated lobbies.

**(5) FIRE ESCAPE OR EXTERNAL STAIRS :-**

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

- (a) They shall not be taken into account in caculating the evacuation time of a building.
- (b) All of them shall be directly connected to the ground.
- (c) Entrance to them shall be separate and remote from the internal stair-case.
- (d) Routes to the fire escape shall be free of obstruction at all times, except for a doorway lending to the fire escape, which shall have the required fire resistance.
- (e) They shall be constructed of non-combustible materials.
- (f) They shall have a straight flight not less than 75 cm. wide with 15cm. treads and risers, not more than 19 cm. The number of risers shall be limited to 16 per flight.
- (g) They shall be provided with handrails at a height not less than 90 cm. above the tread.

**(6) RAMP :-**

- (a) All the requirement of sub regulation (4) of this Regulation shall apply to any ramps as

they apply to a staircase.

- (b) Ramps shall lead directly to outside open spaces at ground level or courtyards or other safe places.
- (c) In a multistoried, high rise and special building, access to ramps from any floor shall be through a smoke-stop door.

#### **(7) REFUGE AREA**

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

### **17.4 STRUCTURAL SAFETY AND SERVICES**

#### **(1) STRUCTURAL DESIGN**

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

##### a) For Earthquake Protection

1. IS:1893-1984 "Criteria for Earthquake Resistant Design of Structures (Fourth 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. "Improving Earthquake Resistance of Buildings - Guideline" by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council, 1998.

##### b) For Cyclone Wind Storm Protection

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

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

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

#### **(2) QUALITY CONTROL REQUIREMENTS**

- (i) The quality of all materials and workmanship shall conform to accepted standards and Indian Standard Specifications and Code as included in Part V Building Materials and Part VII Constructional Practices and Safety, National Building Code



of India.

- (ii) All borrow pits dug in the course of construction and repair of buildings, embankment etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stepped for discharge into a river, stream, channel or drain, and no person shall create any isolated borrow pit which is likely to cause accumulation of water that may breed mosquitoes.
- (iii) Alternative materials, method of design and construction and tests :-  
The provisions of the Regulations are not intended to prevent the use of any material or method of design of construction not specifically alternative 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.
- (iv) All buildings shall be constructed on a quality control requirements.
- (v) in case of existing building under construction based on approved building permission, structural safety requirements shall have to be observed. However, due to such structural work of strengthening/retrofitting if certain setbacks and margin get reduced, special permission may be granted on case to case basis.

### **(3) TESTS :**

Whenever there is insufficient evidence of compliance with the 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:-

- (i) **TEST METHODS :-** Test methods shall be as specified by the Regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the Regulations, the Competent Authority shall determine the test procedure For 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.
- (ii) **TEST RESULT TO BE PRESERVED :-** Copies of the result of all such tests shall be retained by the Competent Authority for not less than two years after the acceptance of the alternative material.

The testing of the materials as per Indian Standards shall be carried out by laboratories approved by the competent authority on this behalf.

The laboratory agency shall work out in consultation with the construction agency a testing programme of materials such as cement, steel and quality of concrete including its mixing, laying and strength at site as well as in the laboratory.

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

which will in turn forward the testing report to the competent authority.

(5) Structural Stability and Fire Safety of Existing Buildings

- i. The Competent Authority shall have the assessment of structural and/or fire safety of an existing building structure damaged/undamaged carried out at stipulated periodical intervals through expert(s) chosen from a panel of experts identified by the Competent Authority.
- ii. The owner/developer/occupant on advise 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.  

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.
- iii. The Competent Authority shall specify the period within which such compliance is to be carried out.
- iv. The Competent Authority may also direct the owner developer occupant. whether the building could be occupied or not during the period of compliance.
- v. In case of existing building under construction based on approved building permission. structural safety requirements shall have to be observed. However. due to such structural work of strengthening retrofitting if certain setbacks and margin get reduced. special permission.

**17.5 BUILDING SERVICES**

**(1) ELECTRICAL INSTALLATIONS :** The planning, design and installation of electrical installation, air-conditioning and heating work shall conform to the provisions of Part VIII Building Services, Section 2- Electrical Installations, Section 3- Air-conditioning and Heating, National Building Code of India.

**(2) LIFT :**

**(a) PLANNING AND DESIGN :**

The planning and design of lifts including their number, type and capacity depending on the occupancy of the building the population on each floor based on the occupant load and the building height shall be in accordance with Section 5- Installation of Lifts and Escalators, National Building Code of India.

**(b) MAINTENANCE :**

- (i) The lift installation should receive regular cleaning lubrication adjustment and adequate servicing by authorised competent persons at such intervals as the type of equipment and frequency of service demand. In order that the lift installation is maintained at all times in a safe condition, a proper maintenance schedule shall be drawn up in consultation with the lift manufacturer and rigidly followed. A log book to record all items relating to general servicing and inspection shall be maintained. The electrical circuit diagram of the lift with the sequence of operation of different components and parts shall be kept readily available for reference by persons responsible for the maintenance and replacement, where necessary, to the satisfaction of the competent authority.
- (ii) Any accident arising out of operation of maintenance of the lifts shall be duly reported to the competent authority.

# 18 PARKING

## 18.1 Minimum parking space

Off-street Parking spaces for vehicles shall be provided for every new building constructed for the first use or when the use of old building is charged of the uses mentioned in the table below.

**TABLE FOR MINIMUM OFF STREET PACKING SPACES :**

(In all areas including existing Gamtal & Walled City)

Sr. No.	Type of use	Parking space Required	Remarks
1	Residential (Flats /Apartments)	15% of maximum permissible F.S.I	(1) Dwelling unit above 80 sq. mts.built up area 50% of the total parking space requirement shall be reserved for cars. (2) Up to 80 Sq mts. built up area 25 % of the total parking space requirements shall be reserved for cars. (3) 10% of the total parking space requirements shall be reserved for visitors at ground level.
2	Cinema theatre, Public assembly hall auditorium, stadium etc.	1 Sq mts. per seat	50% of the total Parking space requirements shall be reserved for cars.
3	Industrial	10% of building Unit	50% of the total parking space requirements shall be reserved for cars.
4	Commercial and business establishments including business office, bank, hotel guest house, lodge, eating house, restaurant, institutional building etc. and health facilities including hospital & Nursing Homes, etc	30 % of maximum permissible F.S.I. Note : (1) The Parking space so required shall be provided excluding required marginal space and Built up area with soild plinth subject to other regulation (2) 20% of the parking space required at the ground level shall be exclusively provided for visitors (3) 50% of the visitors parking shall be provided in the front.	50% of the total parking space requirements shall be reserved for cars.
5	Community buildings such as community hall marriage hall community wadi recreational club and religious building, party plot, club house etc.	50 % of Building Unit.	50 % of the total parking space requirements shall be reserved for cars.

Sr. No.	Type of use	Parking space Required	Remarks
6	a) Primary schools b) Secondary and higher secondary schools c) Colleges and coaching classes	20 sq mts. for every 100 student. 50 sq mts. for every 100 student. 70 sq mts. for every 100 student.	for Computing number of students 0.75 sq mts. floor area is equal to 1 (one) student.
7	Special building for uncommon uses  (a) stock exchange  (b) grain market timber market, iron market, agricultural market, and such other wholesale trade	for (a) and (b) 30% of maximum permissible F.S.I.	for (a) 50% fo the total parking space requirement shall be reserved for heavy motor vehicles.  Compentent Authority Municipal Commissioner shall specify the number and types of vehicles likely to be use in addition to col No. 4 for (a) and (b) of col No. 2

**Note :**

- (1) Building Unit / plots abuts on 9.00 mts. or more width road parking shall be Provided as under.

For groiund floor built up Area without hollow plinth the parking shall be provided as per commercial standards and for other floors Built-up Parking shall be provided as per regulations.

- (2) Aove space shall be provided in addition to adequate vehicular access to the street.
- (3) Ina marginal space of 3.0 mts or more may be allowed for parking if it froms part of parking layout as required under 19.2
- (4) Parking requitrement shall be calculated on the basis of maximum permissible F.S.I.
- (5) In cases where misuse of parking space is noticed. the use of entire building shall be discontinued and the use shall be permitted only after the parking space are made possible for parking use. High penalty as decided by Competent Authorrity from time to time shall be levied considering the period of misuse of the parking and the benefit derived out of misuse.
- (6) 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.
- (7) Parking reserved for the visitors shall be provided ground level only.

**18.2 THE PARKING LAYOUT SHALL FULFILL THE FOLLOWING CONDITIONS**

- (1) The minimum width of access to street from parking space shall be 3.0 meters.
- (2) The car parking space shall have two independent accesses leading street if its area capacity exceeds 300 sq. mts.

Provided that one such access may be permitted if its minimum width is 6 meters.

- (3) If the parking space is not provided at street level the gradient of ramp leading to parking space shall not be more than 1:7 i.e. the vertical rise shall not exceed more than 1 mt. over a horizontal distance of 7 meters.
- (4) Clear head way of 2.4 meters. shall be provided on every access leading to parking space and at any point in parking space
- (5) The general arrangement of parking layout shall be in conformity with the general instruction as may be issued by the Competent Authority from time to time.
- (6) Width of ramp to the cellar may be 2.00 mts. Provided cellar is exclusively used as parking space for two wheeler vehicle only.

# **19 GASOLINE (MOTOR FUEL) FILLING STATIONS AND GASOLINE FILLING CUM SERVICE STATIONS**

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## **19.1 DEFINITION**

### **19.1.1**

The term "Filling Station" is place of retail business engaged supplying and dispensing of Gasoline ( Motor - Fuel) and motor oil essential for the normal operation of automobiles.

### **19.1.2**

The term " filling cum Service station" is a place of retail business engaged in supplying goods and service essential for the normal operation of automobiles. These include dispensing Gasoline and motor - oil. the sales and services of tyres, batteries and other automobiles accessories and replacement item and washing and lubrication. They do not include the body of tender work, painting or other majors motors repairs and overhauling.

## **19.2 REQRUMENTS OF FILLING STATIONS AND FILLING CUM SERVICE STATION**

### **19.2.1 SPACE REQUIREMENTS :**

- (1) The minimum size for the location of Filling Station and filling cum Service Station shall be as follows:

filling station 30.00 mts. x 36.50 mts. (In intensely developed areas the minimum frontage may be relaxed by the Authority after complete investigation).

Filling cum service station shall be 2000 sq.mts. having frontage not less then 30.00 mts.

- (2) Except in hilly terrain. the plot should be on level ground.
- (3) Every filling station should provide for one parking space for each four employees with a minimum of two car parking space.
- (4) In the case of filling cum service stations in addition to parking space requirements given above provision should also be made for one car parking space for each service station.
- (5) Common plot shall not be required.

### **19.3 TRAFFIC REQUIREMENTS :**

- (1) A filling station or filling cum service station is a major generator of traffic and as such present a degree of traffic hazard on the road on which it is sited. This potential traffic hazard determines the number of station that can be permitted in any section of the road or the highway or in a section of a city. the objective being to keep the traffic hazard to the minimum.
- (2) A filling station or filling cum service station should not be located opposite a break or opening in the central verge on a dual carriage as this will encourage the traffic to cross the road while entering a filling station or filling cum service station.
- (3) A filling station or filling station preferably may not be sited too closed to an intersection to a traffic island on the main road. To assure satisfactory wearing.

- distances. the minimum desirable distance between an access to a station and the tangent point of the traffic island or intersection should be 80.00 mts.
- (4) In the case of main road provided along with a service road or a marginal access road. the access to the station should be provided from the service the marginal access road and not from the main road.
  - (5) On road having heavy traffic it is desirable to provide one station on either side of the road so that vehicles are not required to cross the road. On roads the traffic can not support two filling station open on either side one may be located on either sides provided the site is not close to a junction and confirm to the requirements of the above.
  - (6) Sitting of the stations on road curves or bends are a safety hazard and should be avoided Filling cum service station should not be located adjacent to the residential houses.
  - (7) The minimum distance of the property line of the filling station from the central line of the road must not be less than 15.00 mts. or half the proposed right of way of the road. whichever is more. In the case of National Highways. and major road in the urban areas they should be set back so as to be outside the ultimate right of way of the highway along which it is to be located. However. variations can be approved in special cases if allowed by the competent Authority after complete investigation.
  - (8) The heaping up of the oil cans and other goods within the premises which tend to create a sort of ugly character to the area should be discouraged. Preferential locations in highly congested highways in urban areas create traffic problems which need proper and careful examination. Similarly the concentration of filling station and service station etc. along traffic or arteries creates problems in maintaining street capacity thereby depriving the community facility for mass and quick transport along the highway in urban.

#### **19.4 ENTRANCE AND EXIT CONSIDERATIONS :**

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



## **20 CONTROL OF SIGNS (HOARDINGS) AND OUTDOOR DISPLAY STRUCTURES AND PAGING TOWER AND TELEPHONE TOWER AND OUTDOOR DISPLAY STRUCTURES**

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### **20.1 PERMISSION**

Only authorised signs (Hoarding) paging tower and telephone towers will be permitted.

### **20.2 DESIGN AND SIZE**

Every hoarding shall be designed so as to withstand the wind, dead, seismic and other loads and other structural requirements in accordance with the NBC.

In the case of shopping units in commercial areas and/or residential-cum-commercial buildings, the display boards shall be at the same height above the shopping arcade and shall ordinarily be 45.5 cms. to 61 cms. in height. The placement and size of the boards shall form a part of the building permission and no change therein shall be permitted nor shall any additional boards be allowed to be displayed.

Size of hoarding along the various roads shall be governed by the following table.

Road width range (in Mts.)	Height of Hoarding (width)	Maximum length of hoarding
a) National Highway & roads more than 50 Mts. in width	3 Mts.	6.00 Mts.
b) 20 Mts. to 50 Mts.	3 Mts.	4.50 Mts.
c) 10 Mts. to 30 Mts.	2 Mts.	3.00 Mts.
d) Less than 10 Mts.	1 Mts.	1.50 Mts.

No variation in the height of hoarding shall be permitted. However, variation in length shall be allowed in multiple of 1.5 Mts.

### **20.3 PROHIBITED SIGNS**

The following signs are prohibited along major roads, having width beyond 18.00 Mts.

- a) Any sign that by reason of its shapes, position or colour may be confused with an authorised traffic sign or signal.
- b) Any sign containing the word "Stop" "Look" "Danger" or other similar word that might mislead or confuse the travelers.
- c) Any sign that is attached to or printed on a rock or other natural objects and.

- (d) any sign that is located within a public right-of-way unless it is an official street name, traffic sign or other official sign.

#### **20.4 GENERAL RESTRICTIONS**

- 1) No ground sign shall be erected to a height exceeding 9 Mts above the ground. Lighting reflections may extend beyond the top of face of the sign.
- 2) Every ground sign shall be firmly supported and anchored to the ground. Supports and anchors shall be of treated timber in accordance with good practice or metal treated for corrosion resistance or masonry or concrete.
- 3) No ground sign shall be erected so as to obstruct access to or egress from any building and:
- 4) No ground sign shall be set nearer to the street line than the established building line.
- 5) Distance from the junction of road :- No sign or hoarding along roads shall be permitted within a distance of 100.0 Mts. from the junction or the intersection of roads. This distance being measured between hoarding and the centre line of a junction.
- 6) Any hoarding which in the opinion of the Authority is likely to be confused with unauthorised traffic sign or signal shall not be permitted.
- 7) No hoarding on road less than 10 Mts. wide shall be permitted in an existing Walled City and Gamtal.
- 8) Any hoarding containing the words "Stop", "Look", "Danger" or other similar words that might mislead or confuse the travellers shall not be permitted.
- 9) No hoarding shall be permitted within distance of 100.0 Mts. from any public park.
- 10) No hoarding shall be permitted in the open margin space of the building.

#### **20.5 HOARDING ON ROOF**

Following provisions shall apply for Roof Signs.

- a) **Location:** No roof sign shall be placed on or over the roof of any building, unless the entire roof construction is of non-combustible material. The top of sign board should conform to the building height regulations.
- b) **Projection:** No roof sign shall project beyond the existing building line of the building on which it is erected or shall extend beyond the roof in any direction.
- c) **Support & Anchorage:** Every roof sign shall be thoroughly secured and anchored to the building on or over which it is erected. All loads shall be safely distributed to the structural members of the building.

#### **20.6 WALL SIGNS**

Following provisions shall apply for wall signs.

- a) **Dimensions:** The total area of the sign shall not exceed 10 percent of the total area of the facade on which the sign is erected. The facade of the building shall be subdivided into blocks of uniform height and the area of the sign erected on particular block shall not exceed 10 percent of the area of that block.
- b) **Projection:** No wall sign shall extend above the top of the wall or beyond the ends of the wall to which it is attached. At any place where pedestrians may pass along a wall, any wall sign attached there to shall not project more than 7.5 cms. therefrom within a height of 2.5 Mts. measured from the level of such place.

- c) Support & Attachment: Every wall sign shall be securely attached to walls. wooden blocks or anchorage with wood used in connection with screws. staples or nails shall not be considered proper anchorage. except in the case of wall signs attached to walls of wood.
- d) Reflectors: Lighting reflectors may project 2.4 Mts. beyond the face of the wall provided such reflectors are at least 4 m above the footpath level. but in no case shall such reflectors project beyond a vertical plane one meter inside the kerb ilne.

## **20.7 PROJECTING SIGNS**

No projecting sign or any part of its least supports or frame work shall project more than 2 meters beyond the main face of the building to which such sign is attached At every place where pedestrians may pass underneath a projecting sign. an over-head clearance of at 2.5 Mts. shall be maintained.

Comprehensive Sign Design: Particularly in the case of an existing structure where because of the code amendment new signage is likely to cover less of the building facade than previously. it is hoped that Comprehensive Sign Designs will encourage the rehabilitation of the building front itself as well as the careful design of the sign that goes on it.

## **20.8 SIGN IN URBAN RENEWAL PROJECT AREAS**

These signs must confirm with the zoning regulations and with the urban renewal plan or special restrictions for the area. which may include additional regulations or requirements.

### **20.8.1 BANNERS, SIGN-BOARDS ETC :**

Banners. signboards and several other kinds of signs other than on-premise signs shall be only temporarily permitted.

### **20.8.2**

No signs within 30 Mts. distance of a park entrances or institutional entrances shall be permitted.

## **20.9 HISTORIC BUILDINGS**

The Competent Authority is empowered to deny the permission on the ground of ambrance of heritage buildings and precincts.

## **20.10 DEPOSIT AND FEES**

- 1) The fees for erection and maintenance of the hoarding shall be charged as decided by Competent Authority from time to time.
- 2) The fees for hoarding shall be paid by the applicant in advance. for the calendar year or part thereof.

## **20.11 TELECOMMUNICATION INFRASTRUCTURE (PAGING, CELLULAR MOBILES 'V' SAT., MTNL ETC.)**

- 1) Following provisions shall apply for telecommunication infrastructure
  - a) Location The Telecommunication Infrastructure shall be either placed on the building roof tops or on the ground or open space within the premises subject to other regulations.
  - b) Type of structure
    - (i) Steel fabricated tower or antennae's on M.S. pole.
    - (ii) Pre-fabricated shlters of fibre glass or P.V.C. on the building roof top terrace for equipment
    - (iii) Masonry Structure Shelter on the ground for equipment.
    - (iv) D.C. Set with sound proof cover to reduce the noise level.

- c) Requirement :
- (i) Every applicant has to obtain procure the necessary permission from the "Standing Advisory Committee on Radio Frequency Allocation" (SACFA) issued by Ministry of Telecommunications.
  - (ii) Every applicant will have to produce the structural stability certificate from the registered structural engineer which shall be the liability of both parties.
  - (iii) Applicant have to produce submit plans regarding the same.
- d) Projection: No Pager and or Telephone Tower shall project beyond the existing building line of the building on which it is erected in any direction.
- 2) DEPOSIT AND FEES : The fees for erection and maintenance of the hoarding shall be charged as decided by Competent Authority from time to time.

## **21 MINNING, QUARRYING AND BRICK KILN**

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

### **21.1**

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

### **21.2**

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

### **21.3**

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.

### **21.4**

The following shall govern the mining quarrying and brick kiln operations and shall form conditions of the development permission:

- 1) The mining quarrying and brick kiln operations and shall not cause any nuisance to people in the vicinity.
- 2) The mining quarrying and brick kiln operations below the average ground level shall be permitted only for the extraction.

## **22 CONTROL OF AIR AND WATER POLLUTION**

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### **22.1**

No industrial effluent shall be disposed or exposed so as to cause nuisance and endanger to public health.

### **22.2**

Without prejudice to the generality of the above provisions, the Competent Authority may stipulate certain conditions or measures to control the air borne emissions and liquid effluents from industrial units. These measures shall be stipulated as conditions of the development permission.

### **22.3**

Industries in the special industrial zone which emit liquid and gaseous effluents shall not be allowed to emit such effluent unless they are purified and rendered harmless from the public health point of view by provision of purification plants, as may be prescribed by the Competent Authority and/or the Gujarat Pollution Control Board.

### **22.4**

Controls as prescribed from time to time by the pollution control board Competent Authority shall be applicable to all development and redevelopment.

## **23 CONTROL OF DRAINS, SEWERS, DRAINAGE AND SEWAGE WORKS**

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Regulations for regulating the construction maintenance and control of drains, sewers, drainage and sewage works of any description within Development Area.

### **23.1 DEFINITIONS :**

In these regulations unless the content specifically indicates otherwise. the meaning of the terms used shall be as under :

- 1) "Sewer System" shall mean the sewage disposal system.
- 2) "Engineer" shall mean the Engineer of Authority or the authorised person or its deputy or representative duly authorised from time to time to act on his behalf.
- 3) "Person" shall mean any individual firm, company, association, society, corporation or group.
- 4) "Sewer" shall mean a pipe, or conduct or other construction provided for carrying sewage.
- 5) "Building Sewer" shall mean the sewer under the control of the property owner and extending from the building to the first inspection chamber or manhole.
- 6) "Public sewer" shall mean a sewer in which all owners of abutting properties may discharge. and which is controlled by the public body.
- 7) "Sanitary Sewer" shall mean a sewer which carries sewage and to which storm. surface and ground water are not admitted.
- 8) "Storm Sewer" shall mean sewer which carries storm and surface water and drainage but excludes sewage and industrial wastes. other than unpolluted cooling water.
- 9) "Combined Sewer" shall mean a sewer receiving both sewage and surface run off.
- 10) "Sewage" shall mean a combination of the waters carried from residences. business buildings. institutions and industrial establishments. to go there with such ground surface and storm waters as may be present.
- 11) "Industrial waters" shall mean the liquid wastes from industrial manufacturing process. trade. business or from of any development, recovery or processing operation. as distinct from sanitary sewage.
- 12) "Garbage" shall mean solid wastes from the domestic and commercial preparation. cooking and dispensing of food and from the handling storage. and sale of produce.
- 13) "Property Shredded Garbage" shall mean the waste from the preparation. cooking and dispensing of food that have been shredded to such a degree that all particles will be of 1 cm. carried freely under the flow conditions normally prevailing in sewers with no particle greater than 1 cm. in any dimension.
- 14) "Sewage Treatment Plant" shall mean any arrangement or devices and structures used for treating sewage.
- 15) "Sewage works" shall mean all facilities for collecting pumping treating and dispensing of sewage.
- 16) "Water Course" shall mean a channel in which a flow of water occurs either continuously or intermittently.
- 17) "Natural Outlet" shall mean a channel in which a flow of ground water occurs continuously.
- 18) "Sludge" shall mean any discharge of water sewage industrial waste which in concentration of any given constituent or in quantity of flow exceeds for any duration longer than 15 minutes. five times the average 24 hour concentration or flow during normal operation.
- 19) "pH" shall mean the logarithm of the reciprocal of the weight of hydrogenous in grams per litre of solution as determined by procedures outlined in standard methods.
- 20) "Biochemical Oxygen Demand" (abbreviated as B.O.D.) shall mean the quantity of oxygen utilised in the biochemical oxidation of organic matter in five days at 20° C expressed in milligrams per liter as determined by procedures outlined in standard methods.
- 21) "Suspended Solids" shall mean solids that either float on the surface or are in suspension in water sewage or other liquids or which are removable by a laboratory filtering device quantitative determination shall be done in accordance with methods.
- 22) "Gallon" shall mean Imperial Gallon.
- 23) "Control Manhole" shall be the manhole so designated for the express purpose of collecting waste effluent samples and facilitating observation and measurement of waste as necessary from

a property. It shall be the manhole at the junction of the building sewer with the public sewer or the nearest manhole on the public sewer down stream of the junction of the building sewer with the public sewer as may be decided by the Engineer.

- 24) "Standard Methods" shall mean the examination and analytical procedures set forth in the most recent edition of Standard Methods for the examination of water sewage and Industrial wastes published jointly by the American Public Health Association, the American Water Works Association and the Water Pollution Control Federation. However, the use of identical analytical procedure outlined by the World Health Organisation or the Indian Standards Institution of the Government of India, from time to time whenever such procedures exist will be permitted.

### **23.2 REGULATIONS :**

- 1) It shall be unlawful for any person to place, deposit, or permit to be deposited in any incinerator manner on public or private property within the jurisdiction of Competent Authority any human or animal excrement, garbage or other objectionable waste.
- 2) It shall be unlawful for any person to discharge to any natural outlet or any where, within the area under the jurisdiction of Competent Authority any sewage or other polluted waters except where suitable treatment has been provided in accordance with subsequent provisions of these regulations.
- 3) For permission to discharge into the sewage system from establishments producing industrial wastes, the owner or his authorised agent shall make application on a special form furnished by the Competent Authority as the case may be. The permit application shall be supplemented by any plans, specifications, sample test reports or other information considered pertinent in the judgement of the Engineer. An inspection fee of Rs. 100/- for an industrial building sewer permit shall be paid at the time application is filed. All industrial and trade establishments existing and discharging industrial wastes into the sewer system at the time of enactment of these regulations shall also require permission to discharge into the sewer under these regulations.
- 4) No person shall discharge or cause to be discharged any storm water surface water, ground water, roof run-off, or subsurface drainage to any sanitary sewer uncontaminated cooling water or unpolluted industrial process water be permitted to be discharged to any sanitary sewer by Engineer if storm sewer is not available.
- 5) Storm water and all other unpolluted drainage shall be discharged to such sewer as are specifically designated as storm sewers or to a natural outlet approved by the Engineer. Industrial cooling water or unpolluted process waters may be discharged with the prior approval of the Engineer to a storm sewer or natural outlet.
- 6) Grease, oil and sand interceptors of approved type and capacity shall be provided when in the opinion of the Engineer they are necessary for the proper handling of liquid wastes containing grease in excessive amounts or any inflammable wastes, sand or other harmful ingredients such interceptors shall be so located as to be readily accessible for cleaning and inspection.
- 7) No storage rooms where acids, cyanide, cyanogen compound or other dangerous substances are stored, shall be connected directly to the public sewers or to any natural outlet, curing holding pit, or other approved arrangement may be required to be provided so that accidental discharge can be caught and disposed off in a safe manner.
- 8) All permits granted under Regulation No. 23.2(3) shall be valid for a period of 3 years and it shall be incumbent on the owner or his authorised agent to make an application for renewal with payment of renewal fee of Rs. 75/- three months before the expiry of the permit period furnishing sample test reports and any other information considered pertinent in the judgment of the Engineer.
- 9) No person shall discharge or cause to be discharged any of the following described kinds of sewage, industrial or factory waste into any sewer or body of water within or entering the area.
  - i) Any liquid or vapor having a temperature higher than 111° F(45° C).
  - ii) Any water or waste having a pH Lower than 5.5 or higher than 9.5
  - iii) Any water containing fats, wax grease, tars or oils whether emulsified or not, in excess of 100 MGL or containing substance which may solidify or become viscous at



temperatures between 32 of and 150 of (0 °C and 65° C).

- iv) Any petroleum products. fuel oil, calcium carbide benzene, haphane, cleaning solvents or other inflammable or explosive materials in liquid. or gaseous form and having a flash point lower then 187 of.
- v) Any solid or viscous substances in quantities or of such size or specific gravity as would be capable of causing obstruction to the flow in sewers or other interference with the proper operation of sewage work such as but not limited to ashes, cinders, sand stone dust, mud, straw, shaving metal, glass, rags, feat hers, star, plastics, wood fuller's earth, lime slurries and residues, pulp and paper mill wastes, ungrounded garbage, paper dishes, cups, food cont ainers, etc. either whole or grounded by garbage grinders.
- vi) Any paunch manure or intestinal contents from animal. grease oil, hooves, toenails, bees, bristles, whole blood, fleshing and har regulting from slaughtering, tanning and other operations, which may cause difficulty to the sewer system.
- vii) Any garbage that has not been properly shredded as defined in definition 23.1 (13). The installation and operation of any garbage grinder equipped with a motor of 3.4 H.P. (0.76 H.P.) metric or greater shall be subject to review and approval of the engineer.
- viii) any soluble substances in such concentration as to inerease the viscosity of the water or greater than 1:10 specific viscosity.
- ix) Any waters or water containing toxic. poisonous. solids. liqid or gases in sufficient quantity either singli or by interaction with other wastes likely to injure or interfere with any sewage treatment process. constitute a hazard to human or animals. create a public nuisance or create any hazard in the rceiving waters of the sewage treatment plant. including but not limited to
  - a) Cyanides in excess of 2Mg. L as CN:
  - b)Haxavelent chromium in excess of 3MG. L as GO.
  - c)total iron excess of MG.L as Fe
- x) Any waters or wastes constituents such as but not limited to the following objectionable limit which in the opinion of the Engineer are likeli to interlere with of the sewage to meet the requirements sewage treatment or exceed limits after treatment of the State. or other public or local authorities for discharge to the receiving water.

Copper	UPTO	3Mg.l
Zine	UPTO	15Mg.l
Lead	UPTO	1Mg.l
Nickel	UPTO	2Mg.l
- xi) Any waters or waste containing phenols or other tastes or odor producing substances in concenetrations exceeding 0.005 Mg l.
- xii) Any radio active waste should not exceed following limits.

Radio active material

  - i) Alpha 27  
Emitters Max 1-0 mc.ml.
  - ii) Beta -6  
Emitters Max 1-0 mc.ml.
- xiii) Any malodorous gases and acetylene generation sludge.
- xiv) Any water or waste containing sulfides. sulphurdioxide, nitrousoxide or any of the halogens exceeding 10 Mg. l in concentration.
- xv) Any water or waste containing sulphates in excess of 1000 Mg L. concentration.

- xvi) Any water or waste having B.O.D. more than 300 Mg. L.
- xvii) Any water or waste having average suspended solids more than 600 Mg.L.
- xviii) Any water or waste having dissolved solids in excess of 2100 Mg.L. concentration.
- ixx) Any water or waste containing following elements in excess of respective proportion mentioned against them:

<b>Parameters</b>	<b>Standard-Mg/Lit.</b>
Chloride (as CL) max	600
Fluoride	15
Ammonia Nitrogen (as N)max	50
Boron (as B) max	2
% Sodium max	60
Free Ammonia (as NH)	5
Pesticide	Absent
Arsenic (as As)	0.2
Mercury (as Hg)	0.01
Cadnuyn (as cd)	2.0

- xx) No person shall discharge or caused to be discharged any of the following kinds of sewerage. industrial or factory wast into any river or creeks. exceeding respective levels as shown in Appendix attached. at the end of this chapter.
- 10) No person shall discharge or caused to be discharged substances. materials. waters or wastes, if it appears likely in the opinion of the Engineer that such wastes are not amenable to satisfactory treatment or can harm either sewers sewage treatment process or equipment have an adverse effect on the reviving stream or can otherwise endanger life. limb. public property or constitute a nuisance In forming his opinion as to the acceptability of such wastes the Engineer will give consideration to such factors as the quantities of wastes in relation to flows and velocities in the sewers. materials of construction of the sewers, nature of the sewage treatment process, degree of treatability of wastes and other pertinent factors.
  - 11) At such time as the sewage works are not overloaded. the engineer may at his discretion permit greater degree of pollution than set out in this regulation No. 9(xvii) but in no case exceeding the following :
    - a) B.O.D. of 600 Mg.L. and
    - b) Average suspended solids 1200 Mg.L.
  - 12) The permission mentioned in regulation will be given only upon payment of surcharge in addition to the usual sewer charges. and it will be liable to the withdrawn on 3 months notice The rate for surcharge will be decided by the Authority from time to time.
  - 13) If any waters of wastes which are discharged. or are proposed to be discharged to the public sewers. contain the substances or process characteristics enumerated in these regulations and which in the judgment of the Engineer may have a deleterious effect upon the sewage works. processes. equipment or reviving waters. or which otherwise create a hazard to lift or constitute a public nuisance. the Engineer may.

- a) reject the wastes.
  - b) require pre-treatment in a private waste treatment system to an acceptable condition for discharge to the public sewers.
  - c) require provision of flow equalizing facilities for control over the quantities and rates of discharge to avoid unusual volumes or flow or concentration of waste constituting slugs as defined.
  - d) require payment of surcharge as detailed in regulation 12 above.
- 14) The owner shall operate and maintain continuously and effectively at his expense the private waste treatment of flow equalization system in a sanitary and safe manner at all times.
  - 15) When required by the Engineer. the owner of any property serviced by a building sewer carrying industrial wastes shall install a suitable control manhole together with such necessary appurtenances in the building sewer to facilitate observation sampling and measurement of the wastes. Such manhole when required shall be accessible at all times. In a default of the owner to install and maintain a control manhole and any required appurtenance within 1 month of a written notice from the Engineer to do so. the latter shall be entitled to estimate the quality and quantity in any manner or method practicable for computing the amount of the surcharge and the presence of the objectionable constituents laid down in Regulation No. 9. 10 and 11 above.
  - 16) In the event that no special manhole has been required. the control manhole shall be connect to the nearest down stream manhole in the public sewer to the point at which the building sewer is conected.
  - 17) Smplng shall be carried out to reflect the effect of constituents upon the sewage works and to determine the existance of hazards to life limb and property. The particular analysis involved will at the discretion of Engineer be done either on basis of a 24 hours composite of all discharge of a property or as a grade sample or samples. Normally B.O.D. and suspended solids analysis are determined from 24 hours composites whereas pH is determined by grade samplings.
  - 18) All tests and analysis of the characteristics of water and wastes to which reference is made in these Regulations shall be determined in accordance with Standard Methods as mentioned in definition 24.1(24) and shall be determined at the said control manhole in the presence of representatives of all parties concerned and tested at a Municipal or any other laboratory approved by the Engineer.
  - 19) The Engineer may at time before or after issue of permit or grant of connection. run additional tests of the sewage or wastes being discharged by any trade or industry over such period as it may deem necessary cost of such test shall be borne by the Competent Authority.
  - 20) In the event of taste showing greater degree of pollution than permissible under the Regulation at No. 234.2.9(xvi) and (xvii): above the surcharge if any to be paid shall be computed on the basis of the latest test and shall be levied from the billing period in which the tests are carried out. If any such testing by the Competent Authority shall show reduced degree of pollution in the wastes sufficient to exempt from payment of surcharge the same shall become effective from the next billing period.
  - 21) If the owner is of the opinion that for any reason the nature of the sewage presently being discharged in to the sewer has a substantially lessened degree of pollution than as shown by prior tests. he may request the Competent Authority to make new test more than once in each billing period to be made at his expense. Such test will be taken by the Engineer at his discretion within three months from the date of application. If the Engineer is satisfied that such tests were made when the plant was operating under normal conditions. the results of the latest tests shall be used in computing or exempting from the surcharge.
  - 22) The Engineer or other duly authorised employees of the Competent Authority shall be permitted to enter all properties for the purposes of inspection. observations of these regulations and having a direct bearing on the nature and source of discharge.
  - 23) Any person found to be violating any provision of these regulations shall be served by the Competent Authority with written notice stating the violation and providing a reasonable time limit not less than one month for the satisfactory correction thereof. The offender shall within the period of time stated in such notice. permanently cease all violations.

- 24) Any person who shall continue any violation beyond the time limit. provided for in regulation No. 23.2. (23) above. shall be liable for prosecution and be punished with a fine which may extend to Rs. 500/- for each violation and in case of a continuing breach to Rs. 50/- per day after the date of first conviction.
- 25) Any person violating any of the provisions of these regulations shall become liable to the Competent Authority for any expenses. loss or damage occasioned to the Competent Authority by the reason of such violation and shall be liable to suspension. revocation or cancellation. if any permissions were granted under the regulations.
- 26) Should any court of competent jurisdiction declare any provision of this regulation ultravires then the decision shall effect only such provision so declared to be ultravires and shall not effect any other provisions.
- 27) The above mentioned Regulations shall be subject to modification from time to time as required by Gujarat Pollution Control Board and Competent Authority.

### **23.3 SEPTIC TANK**

- (i) Location and sub-soil dispersion:-A sub soil dispersion system shall not be closer than 12 mts. to any source of drinking water. such as a well to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building is economically feasible not close than 2 mts. to avoid damage to the structure.
- (ii) Dimensions etc.
- (iii)
  - (a) Septic tank shall have a minimum inner width of 75 cm. 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. masonry. concrete or other suitable material as approved by the competent authority.
  - (c) Under no circumstances should effluent from a septic tank or allowed into an open channel drain or body of water without adequate treatment.
  - (d) The minimum normal diameter of the pipe shall be 100 mm. Further at junction of pipes in manholes. the direction of flow from a branch connection should not make an angle exceeding 45 with the direction of flow in the main pipe.
  - (e) The gradients of land-drains. under-drainage as well as the bottom of dispersion trenches and soakwells should be between 1:300 and 1:1400.
  - (f) Every septic tank shall be provided with a ventilating pipe of a least 50 mm. diameter The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall extend to a height which would cause no smell or nuisance to any building in the area. Generally. the ventilating pipe should extend to a high of above 2 mts. above the septic tank building when it is located closer than 15 mts.
  - (g) When the disposal of a septic tank effluent is to a seepage pit. the seepage pit may be of sectional dimension of 90 cm. and not less than 100 cm. in depth below the inner level of the inlet pipe. The pit may be lined with stone. brick and concrete blocks with dry open joint which should be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet level should be narrowed to reduce the size of the R.C.C. cover slabs. Where no lining is used. Specially near trees the entitle pit should be filled with loose stones. A masonry ring should to constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe should be taken down to a depth of 90 cm. from the top an anti Mosquito Measure.
  - (h) When the disposal of septic tank effluent is to a dispersion trench. the dispersion trench shall be 50 to 100 cm. wide excavated to a slight gradient and shall be provided with a layer of shed gravel or crushed stones 15 to 25 cm. deep. Open joined pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have a minimum internal diameter or 70 to 100 mm. Each dispersion trench should not be longer than 30 mts. and trenches should not be placed closer than 1.8 mts. to each other.

### **23.4**

The above mentioned Regulations shall be subject to modification form time to time as required by Gujarat Pollution Control Board Bhavnagar Municipal Corporation Competent Authority.

## **APPENDIX**

(See Regulation No. 24.2.9(XX))

### **PROPOSED STANDARDS FOR DISPOSAL OF EFFLUENT INTO RIVER OR NEARBY CREEKS :**

<b>PARAMETER MAXIMUM PERMISSIBLE</b>	<b>CONCENTRATION.</b>
Temperature 0° C max.	40° C
pH value.	5.5 - 9.0
Colour	100 Units.
Totalsuspended solids max.	100 Mg.L.
Oil & Grease max.	10"
Biochemical Oxygen demand (5days at 20°)Max	30"
Chemical Oxygen Demand max.	100"
Ammonical Nitrogen (as N) max.	50"
Free Ammonia (as NH <sup>3</sup> )max.	5"
Total Kjeldahl Nitrogen (as N) max.	100"
Total Residual Chlorine max.	1"
Phenolic Compounds max.	1"
Total dissolved solids (inorganic) max.	2100"
Cyanides (as CN) max	0.2"
Fluorides (Total as F) max.	1.5"
Phosphate (as P) max.	5"
Sulphides (as S) max.	2"
Boron (as B) max.	2"
Arsenic (as Aso) max.	0.2"
Mercury (as Hg) max.	0.01"
Lead (as PB) max.	0.1"
Cadmium (as CD) max.	1.0"

Hexavalent Chromium (as Cr 6) max	0.1"
Total Chromium (as Cr) max.	2"
Copper (as Cu) max.	3"
Zinc (as Zn) max.	5"
Selenium (as Se) max.	0.05"
Nickel (as Ni) max.	3"
Pesticides.	Absent.

## **24 APPLICABILITY OF REGULATIONS**

### **24.1**

These Regulations except Regulation No. 25 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. 25 shall apply to existing buildings.

### **24.2**

A person shall be deemed to do or omit or fail to do any act or thing who does or omits or fails to do such act or thing either in the capacity of an owner, agent of an owner, contractor, agent of a contractor, builder, agent of a builder, structural-designer, architect or engineer, Clerk of Works or person-in-charge of any building operation.

### **24.3 Addition or extension to a building**

No addition or extension to a building shall be allowed unless the addition or extension is such as would be permissible if the whole building were reconstructed from the plinth with the open spaces required under the Regulations applicable to the site of the building at the time of the proposed addition or extension and no addition or extension to a building shall be allowed which would diminish the extent of air space below the minimum which is required by the Regulations applicable to the site of the building at the time of the proposed addition or extension.

#### **Safe guard against Reduction of open spaces :**

No construction work on a building shall be allowed if such work operates to reduce an open 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 is prescribed.

### **24.4 Open space to be open to Sky :**

Every open space, whether exterior or interior or a set-back provided in pursuance of any Regulation, or under an agreement lodged with the Authority shall be paved and be always kept free from any erection thereon and open to the sky, except 23 cms. cornice or 30 cms. eave or grill with opening not less than 8 X 8 cms. and no weather shade or other protection shall overhang or project over the said open space or over a side set-back so as to reduce the width to less than the minimum provided under these Regulations. No open drain except for rain-water shall be free structure in any open space required by these Regulations.

## 25 MAINTENANCE OF BUILDINGS

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### 25.1

1) For the purpose of these Regulation. the building shall be divided into the following classes.

**Class-1:** All types of framed structures. factory buildings. cinema. auditorium and other public buildings. schools and college buildings. hostels.

**Class-2:** Masonary walled residential buildings constructed with more than ground two floors.

2) It shall be the duty of the owner of a building to get his building examined by a registered structural designer at the interval of time prescribed hereunder and to submit a structural inspection report to the Authority in the Form No. 11.

3) The interval at which such buildings are to be examined and a report submitted to Authority shall be as under:

a) Within three vears from the coming into force of these Regulation and thereafter at the interval of every fifteen vears from the date of submission of the first report 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.

b) Within three vears from the coming into force of these Regulation and thereafter at the interval of every fifteen vears from the date of submission of the first report 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.

### 25.2

It shall be the duty of every owner to maintain and keep in working order the arrangement of internal fire hydrants. fire-lifts and fire-stair provided in his building. At intervals of not more than twelve months he shall submit a certificate from the Fire Department or Fire Consultant registered with appropriate authority certifying that the system of internal fire hydrant. fire lifts & fire stairs and other protections required are properly maintained and is in good working conditions.

## **26 RELAXATION**

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### **26.1**

In the case of plot owned by : i) Competent Authority. ii) Government. iii) Housing Board. and iv) any corporate body constituted under a statute. the competent authority may for reasons to be recorded in writing relax or waive any of the regulations in the public interest. Provided that no relaxation or waive 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.

### **26.2**

Notwithstanding anything contained in foregoing Regulations of the Development Plan in case where these regulations cause hardships to the owners because of their application to the alterations not involving addition to the existing structures erected prior to the coming into force of these regulations. the Competent Authority after considering the merits of each individual case may relax or waive. for reasons to be recorded in writing and regulation of the Development Plan.

Provided that this relaxation shall not be made in any regulations for high rise building.

### **26.3**

In the case of existing building units in respect of which the layout and sub-division may have been approved by a competent Authority or building units affected by road widening and by the Development Plan proposals made in the Development Plan. if the Competent Authority is of the opinion that such building units have become incapable of reasonable development unless all or any of the requirements of Regulations Nos. 11 & 12 are suitably relaxed or waived the Competent Authority may for reasons to be recorded in writing. relax the requirement of the above mentioned regulations.

Provided that no relaxation shall be made in any of the regulations for high rise buildings. Irrespective of provisions made in sub clause 26.1 26.2 & 26.3 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.



# **27 TO PROVIDE FACILITIES FOR PHYSICALLY HANDICAPPED PERSONS**

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## **27.1 EXTENT**

They shall extend to the whole of Bhavnagar Area Development Authority Area.

## **27.2 DEFINITIONS**

### **27.2.1 Non-ambulatory Disabilities**

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

### **27.2.2 Semi-ambulatory Disabilities**

Impairments that cause individuals to walk with difficulty or insecurity individuals using braces or crutches. amputees arthrities. spasties and those with pulmonary and cardiac flls may be semi-ambulatory.

### **27.2.3 Hearing Disabilities**

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

### **27.2.4 Sight Disabilities**

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

### **27.2.5 Wheel Chair**

Chair used by Disabled people for mobility the standard size of wheel chair shall be taken as 1050x750 mm.

## **27.3 SCOPE**

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

## **27.4 SITE DEVELOPMENT**

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

#### **27.4.1 Access Path / Walk Way :**

Access path from the entry and surface parking to Building entrance shall be minimum of 1800mm wide having even surface without any steps. Slope if any, shall not have gradient greater than 5: Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons here in after referred to as "guiding floor material" (regulation no. 28.6). Finishes shall have a non slip surface with a texture traversable by a wheel chair Curbs wherever provided should blend to a common level.

#### **27.4.2 Parking :**

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

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

### **27.5 BUILDING REQUIREMENTS**

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

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

#### **27.5.1 Approach to plinth level :**

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

##### **27.5.1(A) Ramped Approach :**

Ramp shall be finished with non slip material to enter the building minimum width of ramp shall be 1800 mm. with maximum gradient 1:12. length of ramp shall not exceed 9.0 Mts. having 800 mm. high hand rail on both sides extending 300 mm. beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.

##### **27.5.1(B) Stepped Approach :**

For stepped approach size of tread shall not be less than 300 mm. and maximum riser shall be 150 mm., Provision of 800 mm high hand rail on both sides of the stepped approach similar to the ramped approach.

##### **27.5.1(C) Exit Entrance Door :**

Minimum clear opening of the entrance door shall be 900 mm. and it shall not be provided with step that obstructs the passage of a wheel chair user Threshold shall not be raised more than 12 mm.

#### **27.5.1(D) Entrance Landing :**

Entrance landing shall be providing adjacent to ramp with the minimum dimension 1800x2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (regulation no. 28.6).

- i) Finishes shall have a non slip surface with a texture traversable by a wheel chair Curbs wherever provided should to a common level.

#### **27.5.2 Corridor connecting the entrance / exit for the handicapped :**

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

- a) "Guiding floor materials" shall be provided or devices that end sound guide visually impaired persons.
- b) The minimum width shall be 1500 mm.
- c) in case there is a difference of level slope ways shall be provided with a slope of 1: 12
- d) Hand rails shall be provided for ramps slope ways.

#### **27.5.3 Stair ways :**

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

- a) The minimum width shall be 1350 mm.
- b) Height of the riser shall not be more than 150 mm. and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall limited to 12.
- d) Hand rails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight on steps.

#### **27.5.4 Lifts :**

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

Clear internal depth	1100mm.
Clear internal width	2000mm.
Entrance door width	900mm.

- a) A hand rail not less than 600 mm. long at 1000 mm. above floor level shall be fixed adjacent to the control panel.
- b) The lift lobby shall be of an inside measurement of 1800x1800 mm or more.
- c) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 mm. sec.
- d) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance exit is either open or closed.

### **27.5.5 Toilets :**

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

- a) The minimum size shall be 1000x1750 mm.
- b) Minimum clear opening of the door shall be 900 mm. and the door shall be swing out
- c) Suitable arrangement of vertical horizontal hand rails with 50 mm clearance from wall shall be made in the toilet.
- d) The W.C. seat shall be 500 mm. from the floor.

### **27.5.6 Drinking Water :**

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

### **27.5.7 Designing for Children :**

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

## **27.6 EXPLANATORY NOTES**

### **GUIDING/WARNING FLOOR MATERIAL**

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

- a) The access path to the building and to the parking area.
- b) The landing lobby towards the information board. reception. lifts. stair-cases and toilets
- c) Immediately at the beginning end of walkway where there is a vehicular traffic
- d) At the location abruptly changing in level or ramp.
- e) Immediately in front of an entrance exit and the landing.

### **PROPER SIGNAGE**

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

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

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

## **28 SUPPLEMENTAL AND MISCELLANEOUS PROVISIONS**

### **28.1 INTERPRETATION**

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

### **28.2 DESCRETIONARY POWERS**

- (a) In conformity with the intent and spirit of these Regulations. the Competent Authority may
  - (i) Decide on matters where it is alleged that there is an error in any order, requirement, decision, determination made by any Competent Authority under delegation of power in Regulations or interpretation in the application of these Regulations.
  - (ii) Interpretation of road alignment as per site situation.
  - (iii) If a line of the zone divides a plot in to two different zone the approval in the land falling under non-permissive zone shall be given up to 25% of land subject to maximum area up to 1000 sq. mt. in respective permissible zone.
  - (iv) Authorize the erection of a building or the use of premises for a public service undertaking for public utility purpose only where he finds such an authorization to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any land use classification.
- (b) In specific cases where a clearly demonstrable hardship is caused, the Competent Authority may for reasons to be recorded in writing by special permission permit any of the dimension prescribed in these Regulations to be modified, except those relating to floor space Indices unless otherwise permitted under these regulations provided that the relaxation that will not affect the health, safety, fire safety, structural safety and public safety of the inhabitants of the building and the neighbourhood.

## **29 PENALTIES**

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

## **30 TREE PLANTATION**

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While applying for development permission, at the rate of 1 tree for every 100 sq. mts. of building unit, shall have to be shown on the site plan/layout plan. The trees shall have to be guarded by the tree guards and shall be maintained.

## **31 ZONING AND USE PROVISIONS**

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The type of development in each land use zone shall be regulated as per Use Zone Table where ever permitted such zones and shall be applicable as per G.D.C.R. of other cities.

### **31.1 LAND USE ZONING IN HAZARD PRONE AREAS**

In Natural Hazard prone areas namely the earthquake prone zones as per IS: 1893. the cyclone prone area as per IS: 875 Part-3 and flood prone areas as per the Flood Atlas prepared by the Central Water Commission and/or the flood departments of the State. the development shall be regulated to ensure special protection from hazards for any type of development irrespective of use zone. Whereas the hazard prone areas identified as per the Vulnerability Atlas of India-1997 (or revisions thereof) prepared by Govt. of India or as may be prepared by State Government from time to time shall be used for such regulations. as given in Appendix-A Further action for protection from these hazards is to be dealt with taking into consideration the Guidelines given in Appendix-B.



## USE ZONE TABLE :

**Note :** Development as mentioned in Col 3 & 4 may be permitted only on roads as specified in regulation No. 12.1

SR. No.	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted	Remarks
01	02	03	04	05	06
1(a)	Residential Zone	<p>a) Residential Dwellings Play fields gardens, gymnasium, swimming pool etc.</p> <p>b) Shopping / Commercial Centre, restaurants, hotel, hostels, indoor hospital, nursing home, surgical hospital, club house, wadi, party plot, petrol pump with or without service station, garages etc.</p> <p>c) Pre-primary and primary schools, dispensary clinic, maternity home, pathological laboratory.</p> <p>d) The part of residential building may be permitted to use as office in case of professional requirements such as advocates, doctors, architects engineers, chartered accountants etc. bank public buildings, educational institutions. such as secondary, high school, college, technical and vocational educational town hall.</p> <p>e) Diamond industry Cottage industries Non obnoxious light industries not involving use of or installation of any machinery driven by power of any kind and which do not create noise vibration fume dust etc. provided that such home occupations and collage industries shall not be permissible in the tenement dwellings or flats. service establishment (residential) light home workshop, etc. lodging house, boarding house, etc.</p>	<p>a) I.P.G., Cylinder delivery centre for the domestic consumption. coal depot. etc. on ground floor of building used for permissible non-residential use.</p> <p>b) Development Activities related to tourism sponsored / recommended by tourism Department of Government. Development Activities related to Information Technology.</p> <p>The above use shall be permitted in accordance with the provisions of regulations no. ! 2 !</p>	<p>Obnoxious and hazardous uses. steel stock yard. truck terminal. ice factory and cold storage. junk yard. non-obnoxious and non-hazardous industries. wholesale market. ware houses. storage of perishable and inflammable goods. hospital for infectious and contagious diseases mental hospital, jail etc.</p>	<p>a) All permissible non-residential uses in residential zone may be permitted in a residential dwelling only on ground floor or any other floor with separate means of access/staircase.</p> <p>b) Club house. party plot. auditorium. town hall. public assembly shall be permitted on the road 24.00 Mt. wide and above.</p>

SR. No.	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted	Remarks
2	City Area (A. D. & G). Gamtal	All uses mentioned in Col 3 of zone at Sr. No. 1	All uses mentioned in Col 4 of zone at Sr. No. 1	All uses mentioned in Col 5 of zone at Sr. No. 1. college. community hall. auditorium. town hall. vocational and techical education institutions. Cinema Theater. starred hotel. coal depot. storage of perishable and inflammable goods. petrol pump. filling station or filling cum service station.	As mentiond Col. 6 of zone at Sr. No. 1.

SR. No.	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted	Remarks
3	Commercial zone	<p>Retail commercial use such as Retail shops, Restaurants, Boardings, lodging, Hostels, Maternity homes, Clinic Commercial Centre, professional office, Banks, Hotels, Public Buildings, Educational Institutions such as secondary high schools, colleges, technical &amp; vocational educational Institutions. libraries. Indoor hospitals. Nursing Homes. Service Establishment. Club House. Community Hall, Wadi, Party Plot, Town hall, Petrol Pump with or without service stations. garage and light home workshops and cottage industries not involving use of or installation of any machinery driven by power of any kind and which do not create noise. vibration. fume dust etc. L.P.G. cylinder delivery centre for domestic consumption. coal depot etc. on ground floor or building used for permissible non-residential uses.</p> <p>Wholesale market and their ancillary uses. ice factory and cold storage. ware houses. godowns. transport terminal for goods and passengers. kerosene depot. steel stock yard.</p>	<p>Cinema video hall. news paper. printing press. Timber Stock yard (lati). Junk Yard (Kabadi). Saw Mill. residential dwelling. Provided that some home occupations and cottage industries shall not be permissible in the tenement dwellings or flats.</p> <p>Development activities related to tourism. sponsored/recommended by tourism corporation of Government Development activities related to Information Technology.</p>	<p>Obnoxious and hazardous uses. and non-hazardous uses. and non-hazardous industries. hospitals for infections and contagious diseases. mental hospital. Jail.</p>	<p>Residential use is permitted but regulations of commercial development shall be applicable.</p>

SR. No.	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted	Remarks
4	General Industrial Zone.	All Industries except obnoxious and hazardous industries as mentioned in Appendix-A. Development Activities related to tourism sponsored/recommended by tourism corporation of Government.	a) Storage of inflammable goods. residential dwelling only for industrial workers and other public utility service staff working within the industrial premises. quarrying of gravel. sand. clay and stone. Dumping of solid industrial wastes (subject to N.O.C. and conditions laid down by Pollution Control Board). b) All uses mentioned in Column (4) of zone at Sr. No. 1.	Obnoxious and hazardous industries. mental hospital. hospital for infections & contiguous diseases. jail. dwelling except mentioned in Col. 4 of this zone.	If mixed development is asked regulations relating to commercial development shall be applicable.
5	Industrial Zone (obnoxious and hazardous industrial zone)	All obnoxious and hazardous industries as mentioned in Appendix-A, storage of inflammable goods.	Residential dwelling only for industrial worker and other public utility services staff working within the industrial premises Quarrying of gravel. sand clay and stone Dumping of solid industrial wastes (subject to N.O.C. and conditions laiddown by Pollution Control Board)	Residential dwelling except mentioned in Col. 4 of this zone. Hospital for infections and contagious diseases. mental hospital. jail.	
6	Transport & Communication (1)	Transport terminal for goods and passengers, warehouses, godowns, kerosene depot. steel stock yard. Timber stock yard. parking lots. public building.	Ancillary uses related to Transport terminals godowns restaurants. Hotels. shops. cinema. shopping centre. Residential Building Development activities related to tourism sponsored recommended by tourism corporation of Government	All other uses not mentioned in col. 3 and col. 4 Obnoxious and hazardous uses. non-obnoxious and non-hazardous industries hospital for infections and contagious diseases mental hospital jail, residential dwellings.	
7	Recreational Zone	1) Recreation of any type. Residential accommodation and shops incidental to recreation. aquarium. natural reserve and sanctuary race track. shooting range.	Farm houses Restaurant. Garden hotel. retail shops. educational and Medical institutions (excluding infections and contagious diseases. mental hospital) Hotels as per norms notified by the.	All other uses mentioned in Col. 3 & 4	1) More than one farm house may be permitted provided the minimum area required for farm house is satisfied as.

SR. No.	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted	Remarks
		zoo nursery stadium, botanical garden, planetarium, amusement park, swimming pool, exhibition and mela. drive-in-cinema, motion picture hall, cinema, restaurants, parti plots, recreational use of water park.	tourism Corporation of Gujarat.		mentioned in Col. 3. at Sr. No. 12 2) Building to be constructed at a distance of not less than 30 mts. from the road. on which it abuts. 3) The built up area (ground coverage) shall not exceed 15% of the plot area. 4) The maximum permissible FSI shall not exceed 0.25.
8	Agricultural zone	Horticulture poultry keeping subject to the N.O.C. approval and conditions laid down by the Department of poultry. Dairy Development. fisheries animal rearing and breeding. open storage of not less than 4000 sq. Mts. Camp for recreation of any type natural reserves and sanctuaries. race track. shooting range. zoo nursery. stadium. botanical garden. agricultural equipment repair of tools and equipment of agricultural use. tannery. saw mill. timber depot. uses pertaining to processing of agro farm milk products. institutional uses. vocational training centre. for agriculture purposes wayside shops. restaurant. ice factory & cold storage. godowns and warehouses subject to N.O.C. approval & conditions laid down by warehousing corporation FCI Appropriate Govt. Semi Govt.	Slaughter house touring cinema. drive-in-cinema, storage of inflammable materials and explosive goods subject to NOC Approval and conditions laid down by concerned department authority dealing with such work Dumping of solid industrial waste subject to N.O.C. and conditions laid down by pollution Control Board. Institutional Buildings govt., semi govt buildings. Buildings of public sector undertakings. Garden houses. petrol filling station. Educational and Medical institutions (excluding infectious and contagious diseases. mental hospitals) Training and research centres building for autonomous bodies related to their activities statutory organisations. convention centres.	All other uses not mentioned in Col. 3 and Col. 4 All other uses not mentioned in Column No. 3 and 4	(1) Building to be constructed at a distance of not less than 30 Mts. from the road. on which it abuts. (2) Built-up area (ground coverage) Permissible. a) For farm house it shall not exceed 5% of the land area with maximum permissible height 7.5 mts. b) Agro based uses activities for this zoning regulation. ground coverage shall not exceed 5% of the land area with Maximum permissible height 7.5 mts. In case of public and

SR. No.	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted	Remarks
		<p>Department. hospital for infections and contagious diseases. mental hospital and sanitarium subject to NOC Approval and conditions laid down by Civil Surgeon. Petrol pump with or without service station. garages. and workshop. Studio. roofing tiles and cement pipes. brick kiln. mining and quarrying. cemetery and burial ground. jail. Camp. for recreation of any type. club. aquarium. planetarium. amusement park. Development activity related to tourism sponsored recommended by tourism Department of the Government.</p> <p>(1) Recreation of any type. Residential accommodation and shops incidental to recreation. aquarium. Natural reserve and sanetuary race track. shooting range, zoo, nursery, stadium, botanical graden, planetarium. amusement park, swimming pool, exhibition and mela, drive-in-cinema, party plots. recreational use of water park. Resorts. hotels and Motels as per norms notified by the tourism corporation of Gujarat.</p>			<p>semi-public uses and buildings of charitable &amp; religious purposes the competent authority may permit development activities to the extent of 15% of the land area with maximum permissible height 10 mts. The above restriction of built up area shall not apply to the following uses subject to maximum ground coverage of 15% of the land with maximum permissible height 10 mts.</p> <p>i) Education. Hospital for infectious and contagious disease. mental hospital. sanatorium.</p> <p>ii) Jial</p> <p>iii) Transport nagar &amp; truck terminal</p> <p>iv) Slaughter house. cold storage.</p> <p>v) Govt. Semi-Govt. FCI godowns and warehouses and Charitable Trust.</p> <p>vi) Development Activities related to tourism approved by tourism Department of Government.</p> <p>c) Only basement. and Ground floor and first</p>

SR. No.	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted	Remarks
					<p>floor structure may be permitted. however. the structure for storage of inflammable material and explosive goods shall be single storied only.</p> <p>(4) For poultry farm. sheds of floor height upto 10 Mts. at the ridge level of the roof with perforated jali on all sides. maximum 25% ground coverage shall be permitted.</p> <p>(5) No sub-division of land shall be allowed.</p>

SR. No.	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted	Remarks
9.	Village Extension Area (Villages Gamtal falling within agricultural zone only for natural growth of the village)	All uses of residential zone permitted in Col. 3 at Sr. No. 1	All uses of residential zone permitted in Col. 4 at Sr. No. 1. Cinema Light industries. medium industries.	All uses mentioned in Col. 5 of residential zone at Sr. No. 1	For natural growth of village (1) Village extension area around existing gamtal/ gamtalav and adjoining the existing Gamtal limit will be for development of the respective village for its natural growth. (2) For the natural growth of the villages. the development permission for uses mentioned in Col. 3 and 4 of Sr. No. 1 may be permitted in area adjoining existing villages in revenue survey nos outside existing gamtal within - a) 200 Mt. from the limits of existing gamtal/ gamtalav and adjoining the existing Gamtal limit. (3) Provisions of regulation no. 11 and 12 shall be applied excluding the provisions as mentioned in addition to the above conditions. other development control regulations mentioned in these regulations. shall be applicable for the development.



SR. No.	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted	Remarks
10.	Open Space	No development activity shall be permitted in areas designated as open space in the Development plan.	.....	.....	(1) No construction or erection of any nature shall be permitted except of temporary nature
11.	Reservation	Development for the purpose for which the reservation has been kept. shall be permitted by the authority Such permission shall be given on the condition as may be prescribed by the authority.	.....	.....	Permissible built up and F.S.I. shall be governed as per the city area in which it falls.
12.	Agricultural (Special) zone	Ship building or ship breaking. fishing. aqua culture. processing of fish and industry based on it. port. harbour. ferry hovercraft service marine transport. Telephone microwave or other means of communication facilities. salt pans and non polluting salt processing activity.	All types of uses permissible in agricultural zone	Any of the activity not permissible as per the provisions of Environment Protection Act. 1968 and Environment (Protection) Rules 1986	

NOTE :- The religious building shall be permitted in all use zone with consent of the competent authority

## SPECIAL BUILDING INFORMATION SCHEDULE

(In case of small houses of one or two storeyed load bearing masonry construction)

TO BE ANNEXED WITH FORM 2(D)

1 Building address	Sub-Plot No.	R.S. No. F.P. No. Colony	T.P. Scheme Name/No.	Town:	Taluka:	District	Reference		
2 Building category	2.1 Type of Construction	Brick masonry or other rectangular units			Dressed stone masonry		RCR masonry		
3 Location	3.1 Seismic zone	V		IV		III		Table : 1	
	3.2 Design intensity (MM/MSK)	IX		VIII		VII		Table : 1	
	3.3 Cyclone zone	20%	40%	50%	60%	75%	80%	100%	Table : 2
4 Foundation	4.1 Soil type at site (Note 2)	Rocky Stiff		Medium		Soct/Black Cotton Soil	Liquefiable Ref. (1)	Table : 3	
	4.2 Depth of water table below GL	In Meter							
	4.3 Type of footing Foundation used	Strip with or without sand bed		Individual column footing	Under-ream pils	* Any other (specify)			
5 Super-structure	5.1 Storeys etc.	Basements : 0.1		G.F.	1st Floor	2nd Floor	Water tank on roof capacity Ltr.		
	5.2 Mortar	C.S. 1.4		C.I.S. 1:1:6	*Any other (Specify)				
	5.3 Floors	R.C. slabs		Stone slabs on joists	Prefab flooring elements on beams	* Any other (specify)			
	5.4 Roof	Flat like floors Sloping		Trussed,raftered/'A' frame Sloping RC slab			* Any other (specify)		
	5.5 Roof covering	CGT sheeting		AC sheets		Morbi tils	* Any other (specify)		

6. Safety of sloping roof where used	6.1 Bracing provided	In plan Yes/No/NA	In plan of rafters Yes/No/NA	In plan of vertical columns Yes/No/NA				Cyclone guidelines
	6.2 Roof anchorage	To walls by Bolt length	cm	cm				Cyclone guidelines
	6.3 Connections	Connecting to Purlins J-bolt/wire			Purlins to rafters Bolt/Wire	Truss elements Welding/ Bolts/Nails Straps		Cyclone guidelines
7. Load bearing wall building	7.1 Opening in walls	Control used on sizes Yes/No/NA			Control used on location Yes/No/NA	Strengthening around Yes/No/NA		GSDMA guidelines
	7.2 Bands provided	Plinth band Yes/No/NA	Lintel band Yes/No/NA	Lintel band Yes/No/NA	Eave band Yes/No/NA	Roof band Yes/No/NA	Gable band Yes/No/NA	Ridge band Yes/No/NA
	7.3 Vertical bar	At corners of rooms Yes/No/NA			At Jambs of openings Yes/No/NA			ConstructionGuidlines Clause 11.5. 18
	7.4 Stiffening of floors roof with selarate units	RC screed & band Yes/No/NA			Peripheral band and connectors Yes/No/NA	Diagonal planks and alround band Yes/No/NA		Construction Guidlines Clause 11.4. 17

Note : You have to encircle appropriate fact

or

Give relevant fact data where option is not given

or

Specify particular fact data where options are not applicable in your case.

Ref: 1 Guidlines for reconstruction and new construction of houses in Kachchh earthquake affected areas of Gujarat - Gujarat State Disaster Management Authority Govt. of Gujarat - June. 2001

2 Guideline for cyclone resistant construction of buildings in Gujarat - Gujarat State Disaster Management Authority Govt. of Gujarat - December.2001

**FORM NO. 3.**  
(See Regulation No. 3.3 (viii))

<p>Layout plan. Building Plan Details Form for carrying out development Work.</p> <p>1) Site Plan 3.3 [under regulation no. (IV) &amp; (VI)(a)]</p> <p>2) Detailed Plan [under regulation no. 3.3 (V)]</p> <p>3) Layout Plan [under regulation no. 3.3 (VI)(b)]</p>	<b>A</b>	<b>Area Statement</b>	<b>Sq. Mts.</b>	<b>I.</b>		
	1.	Area of Plot (a) As per record (b) As per site condition		List of Drawing		No. of copies
	2.	Deduction for (a) Proposed roads (b) Any reservations Total (a - b)		<b>II.</b>		
	3.	Net area of plot (1 - 2)		Ref. Description of last approved plans (if any)		Date :
	4.	% of Common Plot				
	5.	Balance area of Plot (3 - 4)				
	6.	Permissible F.S.I.		<b>III.</b>		
		Total Built up area permissible at a. Ground Floor b. All floors		Description of proposed property		
		Existing floor area at G.F. F.F. 2nd floor		<b>IV.</b>		
		Rest of the floors and tower floor		North line	Scale	Remarks
		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>B.</b>	<b>Balcony area statement :</b>		<b>V. CERTIFICATE</b>		
	1.	Proposed balcony area per floor		(i) Existing Structure and adjoining property is seen		
2.	Excess balcony area (Total)		by me and necessary precaution will be taken for			
<b>C.</b>	<b>Tenement Statement</b>		smooth working without any damage to exist-			
1.	Ara for tenement		ing work Manhole connection is possible and is			
2.	Tenement permissible at		verified by me.			

	<p>G.F. All floors</p> <p>3. Tenement existing at G.F. All floors</p> <p>4. Tenement proposed at G.F. All floors</p> <p>5. Total tenements (3 + 4)</p> <p>D. Tenement Particulars</p> <p>1. Nos of rooms per tenement.</p> <p>2. Toilet units provided for tenement.</p> <p>3. Tenement floor area</p> <p>E. Parking Statement.</p> <p>1. Parking space required as per regulations :</p> <p>2. Proposed parking space :</p> <p>3. Loading unloading area :</p>	<p>(ii) Certified that the plot under reference was Surveyed by me on _____ and the dimensions of sites 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</p> <hr/> <p>VI. SIGNATORIES</p> <table border="1" data-bbox="1473 533 2110 667"> <thead> <tr> <th data-bbox="1473 533 1675 571">Signatory</th> <th data-bbox="1675 533 1877 571">Signature</th> <th data-bbox="1877 533 2110 667">Name and address with Regn. No.</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="1473 667 2110 715">Owner</td> </tr> <tr> <td colspan="3" data-bbox="1473 715 2110 836">Architect Engineer Surveyor</td> </tr> </tbody> </table>	Signatory	Signature	Name and address with Regn. No.	Owner			Architect Engineer Surveyor		
Signatory	Signature	Name and address with Regn. No.									
Owner											
Architect Engineer Surveyor											

**FORM NO. 4.**  
(See Regulation No. 3.3 (viii))

FOR SUBDIVISION/ AMALGAMATION/LAYOUT OF LAND  SITE PLAN [under regulation no. 3.3 IV and VI (a)]  Layout Plan [under regulation no. 3.3 VII (b)]	<b>A</b>	<b>Area Statement</b>	<b>Sq. Mts.</b>	<b>I.</b>	
	1.	Area of Plot		List of Drawing attached	No. of copies
	2.	Deduction for (a) Proposed roads (b) Any reservations Total (a + b)		<b>II.</b>	
	3.	Net area of plot (1-2)		Ref. & Description of last approved plans (if any)	Date :
	4.	Common Plot Balance area of Plot (3-4) Permissible F.S.I. Total Built up area permissible Existing floor area at F.S.I. Notes :		<b>III.</b>	
				Description of proposed development and property	
				<b>IV.</b>	
				North line	Scale
					Remarks
				<b>V. CERTIFICATE</b>	
				Certified that the plot under reference was Surveyed by me on _____ and the dimensions of sides etc. of plot state on plan are as measure on site and the area so worked out tallies with the area stated in document of ownership/T.P. record. Architect/Engineer/ Signature	
				<b>VI. SIGNATORIES</b>	
				Signatory	Name and address with Regn. No.
				Owner/ Developer/ Architect/ Engineer/ Clerk of work Site supervisor	

**NOTE :-**

- (1) Public Utility Services building which shall include buildings or works developed or undertaken by the Govt. Semi-Govt. or Public Undertaking only. such as sub-station and receiving station of the Electricity Board. Building for infrastructure facilities like bus service. water supply. drainage sanitation. domestic garbage disposal. pumping station electricity. purification plnt. police building. post & telegraph and telecommunication. public urinals. milk octror and public telepone booth. fire brigade station ward and zonal offices of appropriate authority. taxies, scooter and cycle stand and parking plot, garden, nursery, plyground and open space, canal, comunication network, first aid medical center, primary health centre, dispensary, library, reading room and religious buildings/ places of public worship shall not exceed 10% of polt area.
- (2) Twenty Percent area of the "open space plots" provided T.P. Schemes may be utilised for the construction with required margins for the common/ institutional community use having basement. ground floor on stilt only. In addition to the stair cabins and ramps. 5% of the permissible built-up area of this plot shall be allowed to be built-up on for the construction of storm room, chawkidar room, toilet etc. at the ground level. in case the building is constructed on stilt. The rest of the "Open Space Plot" shall be kept open to sky.
- (3) For Railway Container Depot the permission shall be issued for development for structures for Railway department.
- (4) No development shall be permitted in area designated for water body. pond and talav in development plan.

**EXPLANATION :**

**1. LIGHT INDUSTRY :**

Light Industry means an industry in which the processes are carried out without detriment to the neighboring residential area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. It will be subject to the following restrictions.

- i) Power used will be electrical.
- ii) Maximum power used will be 10 KW which may be enhanced upto 25 KW by the Competent Authority in special case of genuine expansion of existing factory which may have reached the maximum limit of power.
- iii) Maximum floor space occupied should be 500 Sq. Mts.
- iv) It will be housed in a building suitable for the purpose. However, it shall not include the following industries:

Manufacture or refining of ammonia, bleaching powder, chlorine, asphalt, brick, terra-cotta, gypsum, lime, plaster of Paris, coke, creosote, exetrain, glucose, starch, dye, explosive of fire works or storage thereof in excess of 50 Kg, fertilizers, gas (fuel or illuminating) in excess of three hundred cubic Mt., gelatine or glue or zie from fish or animal refuse or offal, hydrochloric acid, nitric acid, sulphuric or sulphurous acid, lead black, linoleum or oil cloth, matches, pyrexilin or articles thereof or storage in excess of 250 Kg, rubber or treatment thereof involving offensive odour, tar, turpentine or Blast furnace, coal or junk yard, distillation of bores, coal weed or tar or manufacture of any of their distilled products, drop forrages, fat grease lard of fallow manufactures, refining or rendering lout or grist mill, hot rolling mill, incineration, reduction, or dumping of dead animals, garbage or refuse except when accumulated and consumed on the same premises without the emission of odour, production or refining or storage above ground of petroleum or other inflammable liquids except heating fuels, slaughtering of animals, tanning or curing or storage of raw hides and skins, tire recapping.

**2. SERVICE ESTABLISHMENT (RESIDENTIAL) :**

The Service Establishment wherein the work done or the machinery installed in such as would render service to the local residents and would satisfy their day-to-day residential needs and which does not create nuisance to the surrounding development in terms of noise dust and air pollution. It will be subject to the following restrictions:

- i) Power used will be electrical.
- ii) Maximum power used to be 10 KW for residential zone and not more than 25 KW in commercial zone.
- iii) Maximum floor space occupied will be 50 Sq. Mts.
- iv) It shall be detached and housed in a shop or a building specially designed for the purpose. Such establishment may be petrol pumps, service station, flour mill, bakery, laundry, air compressor unit, electrical motors, optical repair and watch repair shops, repair of musical instruments, carpentry, book-binding, printing press, paper cutting, water cooling, and juice extracting units, black-smithy, vulcanizing, motor winding, cutting and nut cutting units etc.

**3. LIGHT HOME WORKSHOPS :**

Light Home Workshop means a workshop wherein the work done or the machinery installed is such as could be done or installed in any residential area without detriment to the neighborhood by means of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit etc.

It will be subject to the following restrictions.

- i) Power used will be electrical.



- ii) Maximum power used will be 1.5 KW.
- iii) Maximum floor space occupied will be 20 Sq. Mts.
- iv) It will be worked by the members of the family.
- v) Any part of the machinery including pulley, belt shafts etc. shall be attached to the walls or other parts of the building except the floor at which the same machinery is supported.

Such home workshop may be gold smithy milk or curd churning, pills making, stitching embroidery, tailoring, vulcanising, sewing machine, folding machine, milk-separation.

**4. OBNOXIOUS AND HAZARDOUS INDUSTRY :**

Obnoxious & hazardous industry means industry which will create nuisance to the surrounding development in the form of smell, smoke, gas, dust, air pollution, water pollution and other unhygienic conditions.

**5. WORKSHOP :**

Workshop is a place wherein work done or machinery installed is such as would render service to the local business people and would satisfy their day-to-day commercial needs and shall be subject to the following restrictions:

- i) The workshop is not governed under the Indian Factories Act.
- ii) The plinth area of the structure in which the workshop is to be housed shall not exceed 80 Sq. Mts.

## **Appendix-A**

### **LAND USE ZONING IN HAZARD PRONE AREAS-GUIDELINES (Regulation No. 32.1)**

#### **1. OBJECTIVES :**

- 1.1 The basic objective of land use zoning is to regulate use in hazard prone areas to minimise the damage caused to the habitat. as a result of natural hazards viz. earthquakes. cyclonic storms and floods which recur from time to time. Land Use Zoning. therefore. aims at determining the locations and the extent of areas likely to be adversely affected by the hazards of different intensities and frequencies. and to develop such areas in a fashion that the lok to the development is reduced to the minimum.
- 1.2 Land Use Zoning envisages certain restrictions on the indiscriminate development of the "unprotected" hazard prone areas and to specify conditions for safer development by protecting the area from severe losses. In the former case. boundaries of different zones are to be established to prevent unrestricted growth there.

#### **2. SCOPE :**

##### **2.1 Areas covered under Development Plan**

The guidelines for Land Use Zoning in Hazard Prone Areas are to be taken into consideration while formulating the Development Plan and Area Plan under the Town Planning and Urban Development Act.

##### **2.2 Areas not covered under Development Plan**

In such areas. these guidelines may be issued to the various local bodies. Municipalities. Individual Areas and Panchayats. enabling them to act while siting various development projects and deciding on construction of buildings. etc.

#### **3. INDENTIFICATION OF HAZARD PRONE AREAS :**

##### **3.1 Earthquake Prone Areas**

- a. Intensities of VII or more on Modified mercalli or MSK intensity scale are considered moderate to high. Areas under seismic zone III. IV and V as specified in IS 1893 are based on intensities VII. VIII. IX or more Therefore. all areas in these three zones will be considered prone to eathquake hazards.
- b. In these zones the areas which have soil conditions including the level of water table favourable to liquefaction or settlements under earthquake vibrations will have greater risk to buildings and structures which will be of special consideration under Land Use Zoning.

- c. Under these zones, those hilly areas which are identified to have poor stability conditions and where landslides could be triggered by earthquake or where due to prior saturated conditions, mud flow could be initiated by earthquakes and where avalanches could be triggered by earthquake will be specially risk prone.
- d. Whereas, earthquake hazard prone areas defined in 'a' above are identified on the map given in IS 1893 to small scale and more easily identified in the larger scale statewise maps given in the Vulnerability Atlas of India, the special risky areas as defined in 'b' and 'c' above, have to be determined specifically for the planning area under consideration through special studies to be carried out by geologists and geo-technical engineers.

### **3.2 Cyclone Prone Areas**

- a. Areas prone to cyclonic storms are along the sea coast of India where the cyclonic wind velocities of 47 meter per second or more are specified in the Wind Velocity Map given in IS 875 (part 3) to a small scale and easily identified in the Vulnerability Atlas of India where the Maps are drawn statewise to a larger scale.
- b. In these cyclone prone areas, those areas which are likely to be subjected to heavy rain induced floods or to flooding by sea-water under the conditions of storm surge, are specially risky due to damage by flood flow and inundation under water.
- c. Whereas, areas under 'a' are easily identified, those with special risk as under 'b' have to be identified by special contour survey of the planning area under consideration and study of the past flooding and storm surge history of the area. These studies may have to be carried out through the Survey of India or locally appointed survey teams and by reference to the Central Water Commission, Government of India and the concerned department of Gujarat State.

### **3.3 Flood Prone Areas**

- a. The flood prone areas in river plains (unprotected and protected by bunds) are indicated in the Flood Atlas of India prepared by the Central Water Commission and reproduced on larger scale in the statewise maps in the Vulnerability Atlas of India.
- b. Besides the above areas, other areas can be flooded under conditions of heavy intensity rains, inundation in depressions, backflow in drains, inadequate drainage, failure of protection works, etc.
- c. Whereas the flood prone areas under 'a' are identified on the available maps as indicated the areas under 'b' have to be identified through local contour survey and study of the flood history of the planning area. Such studies may be carried out through Survey of India or local survey teams.

and by reference to the Central Water Commission and the concerned department of Gujarat State.

### **3.3.1 Land Use Zoning for Flood Safety**

Some important considerations for regulating the land use in the planning areas are given below :

- i. Every settlement needs some open areas such as parks, play-grounds, gardens etc. In one way it will be possible to develop such areas by restricting any building activity in vulnerable areas. Such a development will be in the interest of providing proper environment for the growth of such settlement.
- ii. On the same analogy, certain areas on either side of the existing and proposed drains (including rural drains) should be declared as green belts where no building or other activity should be allowed. This will not only facilitate improvements of these drains in future for taking discharges on account of growing urbanisation, but will also help in minimising the damage due to drainage congestion wherever rainfall of higher frequency than designed is experienced. These green belts at suitable locations can also be developed as parks and gardens.
- iii. In the existing developed areas, possibilities of protecting relocation exchanging the sites of vital installation like electricity sub-station/power houses, telephone exchange, etc. should be seriously examined, so that these are always safe from possible flood damage. Similarly, the pump station the tubewells meant for drinking water supply should be raised above the high flood levels.
- iv. Similar possibility of removing or bypassing buildings/structures obstructing existing natural drainage lines should be seriously considered. In any case, with immediate effect unplanned growth can be restricted so that no construction obstructing natural drainage or resulting in increased flood hazard is allowed.

## **4. APPROACH FOR LAND USE ZONING :**

Following two alternatives can be adopted for dealing with the disaster risk problems.

- a. Leaving the area unprotected In this case it will be necessary to specify Land Use Zoning for various development purposes as recommended under Para 6.
- b. Using protection methods for the areas as a whole or in the construction of buildings, structures and infrastructure facilities to cater for the hazard intensities likely in the planning area as recommended under Appendix-B.

It will be appropriate to prioritise buildings, structures and infrastructures in terms of their importance from the point of view of impact of damage on the socio-economic structure of the.

society Prioritisation scheme is suggested under Para 5

## **5. PRIORITISATION :**

In regard to Land Use Zoning, different types of buildings and utility services may be grouped under three priorities as indicated below.

Priority 1. Defence installation, industries, public utilities like hospitals, electricity installations, water supply, telephone exchange, aerodromes, railway stations, commercial centres, libraries, other buildings or installations with contents of high economic value.

Priority 2. Public institutions, Government offices, universities and residential areas.

Priority 3. Parks, play grounds, wood lands, gardens.

## **6. REGULATION FOR LAND USE ZONING :**

- i. Installations and Buildings of Priority 1 should be located in such a fashion that the area is above the levels corresponding to a 100 year flood or the maximum observed flood levels whichever higher. Similarly they should also be above the levels corresponding to a 50 year rainfall flooding and the likely submersion due to drainage congestion.
- ii. Building of Priority 2 should be located outside the 25 year flood or a 10 year rainfall contour, provided that the buildings if constructed between the 10 and 25 year contours should have either high plinth level above 25 year flood mark or constructed on columns or stilts, with ground area left for the unimportant uses.
- iii. Activities of Priority 3 viz. play grounds, gardens and parks etc. can be located in areas vulnerable to frequent floods.

## **Appendix-B**

### **PROTECTION OF BUILDINGS STRUCTURES AND INFRASTRUCTURES IN HAZARD PRONE AREAS (Building Regulation No. 32.1)**

#### **A. PROTECTION OF AREAS FROM EARTHQUAKES**

- i. In those areas where there are no dangers of soil liquefaction or settlements or landslides, all building structures and infrastructures should be designed using the relevant Indian Standards as provided in the Building Regulations and the National Building Code.
- ii. Soils subjected to liquefaction potential under earthquake shaking, can be improved by compaction to desired relative densities, so as to prevent the possibility of liquefaction.
- iii. Buildings and structures could be founded on deep bearing piles going to non-liquefiable dense layers.
- iv. Steep slopes can be made more stable by terracing and construction of retaining walls and breast walls, and by ensuring good drainage of water so that the saturation of the hill-slope is avoided.
- v. Any other appropriate engineering intervention to save the building structures or infrastructure from the fury of the earthquake.

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

#### **B. PROTECTION FROM CYCLONIC WIND DAMAGE**

- i. Buildings, structures and infrastructures in the cyclone prone areas should be designed according to the Indian Standards and Guidelines as provided in the Regulations and the National Building Code.
- ii. Light utility structures used for electrical transmission and distribution, and towers for communications, chimney stacks of industrial structures require special design considerations against the cyclonic wind pressures, suctions and uplifts.
- iii. In case the buildings, structures and infrastructures are founded on marine clay deposits it will be advisable to adopt either under-reamed piled foundations, or individual column footing with a reinforced concrete beam located at the level of the ground, or a continuous reinforced concrete strip footing.
- iv. Wherever, the top soil could become slushy due to flooding the top layer of 30 cm depth of soil should not be considered for providing lateral stability.

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

### **C. PROTECTION OF AREAS FROM FLOODS**

This may require one or more of the following actions.

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

**Note:** 1. Similar protection methods could be used against flooding caused in cyclone prone areas by high intensity rains or the storm surge.

- 2. The concept of land zoning should be kept in mind for areas where protection works are taken up to decide inter-se priority for location of structures considering possibility of failure of protection works during extreme disaster events.

## APPENDIX : C

### LIST OF OBNOXIOUS AND HAZARDOUS INDUSTRIES

Sr. No.	Industrial Groups	Noxious Characteristics
01.	02.	03.
(1)	<u>CHEMICAL INDUSTRY :-</u>	
A.	<u>Inorganic Manufacturing Industries :</u>	
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.	<u>Organic Manufacturing Industries :</u>	
i)	Dyes and dyestuff intermediate manufacture.	Washer water is acidic contain quantities of sluge.
ii)	Synthetic plastic like polyethylene P.V.C. rexin. raisin 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)	Phenoils 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 liquified and dissolved gases.	Risk of fire.
viii)	Acetylides pyridines. Iotoform. B-Nepthol etc.	Risk of fire. smell.
(2)	<u>MISCELLANEOUS :-</u>	
	Electro-thermal industries such as manufacture of calcium carbide. phosphorous. aluminum dust. paste. powder. copper. zine etc.	Risk of fire.



(3)

I.	<u>Positions :</u> Ammonium Sulpho-cyanide. arsenic and its compound. barium acetates. barium bodies. barium carbonate. barium cyanide. barium ethylsulfate. barium acetate. cinnabar copper sulphocyanide. Ferrocyanides nitrocyanic acide. potassium cyanide etc. Manufacture of cellulosic products rayon fibre. waster products. rayophans paper etc. cellulose. nitrate. celluoid articles. scrap & solution. Paints. enamels. colours. varnish (other than Litho Varnish) and Varnish remover of all kinds. Turpentine & turpentine substitutes. Matches. Printing ink. Industrial alcohol. Manufacture of newsprint.	Contamination if stored on same floor as or on floors above food (fire hazards in any case) Risk of fire. Risk of fire and smell Fire hazards Fire hazards Unpleasant smell. Unpleasant smell. enormous quantity of contaminated waste. fire hazards.
II.	<u>Petroleum Products :</u> Crude oil refining. processing & cracking. petroleum jelly. neptha cracking. including 1) gase cracking for any purpose. Carbon black manufacture and black of all kinds. Petroleum coke usage for graphite 2) production. Lubricating & fuel oils & other oils such as 3) schise oil. shale oil etc.	Inflammable fumes & noise. Fire hazards
4)	<u>Rubber Industry :</u>	Fire hazards
III.	Reclamation of rubber and production of tyres. rubber solutions containing mineral neptha and rubber waste.	Fire hazards

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01.	02.	03.
XI	<u>Heavy Engineering &amp; Forgoing shops :</u> Using steam & power hammers & heavy metal forgings.	Noise. vibration & smoke.
XII	<u>Wood &amp; Wood Products :</u> Distillation of Wood.	Fire hazards
XIII	<u>Textiles :</u> 1) Oil sheets & waterproof clothing a) Wool spinning. 2) Clean rags (not including clean textiles cutting only) and grassy rags. 3) Flax yarn & other fiber. Textile finishing. bleaching and dyeing	Wool washing liquors containing certain impurities. Fire hazards Fire hazards Waste water containing acid etc.

- 4) Foods :  
 Vegetable oils. Noise. unpleasant smell.  
 Abottories. Water. water with obnoxious smell.
- XIV Alcohol distilleries and breweries & potanis Oxygen causing unpleasant smell. noise.  
 1) spirit. fire hazards.  
 2) Suger refining. Unpleasant smell. fire hazards.  
 3)
- Transport :
- 4) Manufacture of aircraft. locomotives. Smoke and noise.  
 tractors etc.
- XV
-

**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.M.C. Act. 1949.

To  
The  
Chief Executive Authority Municipal Commissioner.  
Area Development Authority Municipal Corporation.

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

- a) The plans are prepared by Registered Architect Engineer  
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 fulfil my duties and responsibilities in accordance with the provisions of the Development Control Regulation Bye-laws.

Signature of Owner Builder  
Organiser Developer or  
Authorised agent of owner :  
Date :

- 1. Applicant's name :
- 2. Postal Address for correspondence :
- 3. Applicant's interest in land with respect of rights :
- 4. Description of Land, village, Town Planning  
Scheme Revenue Survey Numbers, Final Plot No. :
- 5. What is the present use of the land and or the  
]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 :

## **Instructions to applicant regarding maps and documents to be submitted along with the application :**

A. The maps and drawings should be drawn or copies on a paper of proper and durable quality so that they are clearly and distinctly legible. Every map and/or drawing shall have to be signed by the applicant owner and his engineer/Architect and Organiser/Builder as the case may be. If copies of original maps or drawings submitted. they shall be true copies.

### **1. LAYOUT PLAN (Three Copies)**

Layout Plan of the whole land shall invariably accompany every application for permission to development by way of building construction.

This map shall be drawn to a scale of not less than 1:500 and show the following details.

- a) Boundaries of the S.No./plots mentioned in the application and its lay out by showing sub-division.
  - b) Existing buildings and new buildings proposed to be constructed. Roads, streets, and carriage ways constructed there on (existing construction should be shown distinctly from the proposed one). Proposed new roads and streets, their levels and width.
  - c) Proposed use of every building and open space not to be built over within a plot.
  - d) If the layout is for residential use, maximum number of dwelling units that can be accommodated by any increase in future.
  - e) If the layout is for industrial or commercial use, maximum area which can be built upon without increase in future.
  - f) Existing facilities regarding water supply sewerage etc. diameter and gradient of water supply lines, drainage lines for the disposal of storm water as well as for sewerage.
  - g) Location of the plot in relation to the near by public road.
  - h) Alignment and width of all the existing roads, including the road from which the plot has access from major road. Existing access road and proposed new road, if any, should be shown clearly and distinct.
  - i) Existing trees and natural scenery worth preserving.
  - j) Dimensions and areas of common plot, as required under these regulations, provided in the layout division of plot.
  - k) Tree plantation required under regulation No. 31.
2. An extract of the record of right of property register card or any other document showing ownership of the land proposed for development.
  3. Certified part plan and zoning certificate from the certificate from the Authority shall be enclosed along the application.
  4. The applicant shall also submit a certified copy of approved layout of final plot from the concerned authority for the latest approved layout of city survey numbers or revenue survey numbers from D.L.L.R. showing area and measurement of the plot or land on which he proposes to develop or build.
  - 5.a) Drawing (3 copies) to a scale not less than 1 cm. = 1 metre for the buildings existing as well as proposed floor area for each floor.
    - b) Layout showing parking arrangements with internal & surrounding roads and exit, and entry movement vehicles etc. as per regulation No. 19 to the suitable scale.
  6. Structural Designer's certificate duly signed by him.
  7. Certificate of Undertaking Certificate in the prescribed form no. 2(a), 2(b) and 2(c) by the Register Architect/Engineer/Structural Designer/Clerk of Works/Developer undertaking the work.

8. Full information should be furnished as prescribed in Form No. 3 and 4 under these Development Control Regulations, as the case may be along with the plans.
9. The applicant shall also obtain copy of N. O. C. from the relevant authority as per Regulation No. 3.3 and 4.2 wherever applicable.
10. Certificates as prescribed in forms 2(a), 2(b) and 2(c) are required to be submitted prior to the commencement of the construction.
11. If during the construction of the building the Owner Organiser Builder Architect Engineer Surveyor is changed, he shall intimate the Competent Authority by registered letter that he was no longer responsible for the project, and the construction shall have to be suspended until the new owner Organiser Builder Architect Engineer/Surveyor etc. undertakes the full responsibility for the project as prescribed in form 2(a), 2(b), 2(c) and 2(d).
12. The new Owner/Developer/Architect/Engineer shall before taking responsibility as stated above in clause (12), check the work already executed is in accordance with the permission granted by the Competent Authority. He may go ahead with the remaining work only after obtaining permission of the Competent Authority.

**B. SCRUTINY FEE**

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

**A. FOR BUILT UP AREA**

For low rise building Rs. 3.00 per sq. mt. of Built up area of all floors for the intended residential development or part thereof subject to minimum scrutiny fee of Rs. 300.00

**B. COMMERCIAL AND MIX DEVELOPMENT**

For high-rise, commercial, mix development and other than residential use Rs. 5.00 per sq. mt. of Built area of all floors for the intended development or part thereof subject to minimum scrutiny fee Rs. 300.00

**C. SUB-DIVISION AND AMALHAMATION OF LAND**

- a) Rs. 1.50 per sq. mt. of building unit plot area for subdivision and amalgamation of all types of development.
- b) Rs. 0.50 per sq. mt. of building unit plot area for subdivision and amalgamation for Minimum scrutiny fee shall not less than Rs. 300.00

**D. RENEWAL OF DEVELOPMENT PERMISSION :**

Development permission granted under these 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. 300/- for renewal of development permission. The extended period shall in no case exceed three years in the aggregate.

**E. PUBLIC CHARITABLE TRUST :**

Rs. 500.00 if the intended development is for hospitals, dispensaries, schools or colleges or a place of worship, dharmshala, hostels etc. constructed by a public charitable trust registered under Public Charitable Trust Act, 1950 or for any other purpose which the Authority may specify by a general or special order.

**F. DEVELOPMENT PERMISSION FOR OPEN LAND USE TYPE DEVELOPMENT :**

In case of open land use type development the scrutiny fees will be Rs. 500.00 per 4000 Sq. Mts. or par there of the plot area subject to maximum of Rs. 2500.00

**G. DEVELOPMENT CHARGE :**

A copy of the receipt of the Development Charge if any shall be submitted along with the application form.

**FORM NO. C (a)**

(See Rule-9 and See 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.

Area Development Authority/Municipal Corporation.

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

Signature :

Date :

1. Applicant name :
2. Postal Address for correspondence :
3. Applicant's 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 shown 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 alongwith 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 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 years permission.

**FORM NO. 2 (A)**  
**CERTIFICATE OF UNDERTAKING OF REGISTERED ARCHITECT/ENGINEER**

To

Ref: Proposal work of \_\_\_\_\_  
(Title of the project)

C.S. No. R.S. No. F.P. No. \_\_\_\_\_ Inward No. \_\_\_\_\_ at village  
\_\_\_\_\_ Taluka \_\_\_\_\_

T.P.S. No. \_\_\_\_\_ of \_\_\_\_\_  
(Village/Town/City)

For \_\_\_\_\_  
(Name of Owner/Organiser/Developer/Builder)

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

Tel. No. : \_\_\_\_\_

I am a member of Council of Architects/Engineers and I am possessing current registration to act as registered Architect/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 Regulations for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall be carried out under my direction and supervision of supervisor or owner, as per the approved drawings. I am fully conversant with the provisions of the Regulations, which are in force, and about my duties and responsibilities under the same and I undertake to fulfill them in all respects, except under the circumstances of natural calamities.

I also undertake to provide my guidance for the adequate measure to be taken by the owners 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 by the owner before the relevant work commences.

Signature : \_\_\_\_\_

Reg. No. \_\_\_\_\_ Date \_\_\_\_\_

Name : \_\_\_\_\_

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

\_\_\_\_\_

Tel. No. : \_\_\_\_\_

**FORM NO. 2 (B)**  
**CERTIFICATE OF UNDERTAKING OF REGISTERED STRUCTURAL DESIGNER**

To

Ref: Proposal work of \_\_\_\_\_  
(Title of the project)

C.S. No. R.S. No. F.P. No. \_\_\_\_\_ Inward No. \_\_\_\_\_ at village  
\_\_\_\_\_ Taluka \_\_\_\_\_

T.P.S. No. \_\_\_\_\_ of \_\_\_\_\_  
(Village/Town/City)

Owner \_\_\_\_\_

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

Tel. No. : \_\_\_\_\_

I am possessing the required qualification and experience 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 respects. I have prepared and signed the structural design and drawing of the proposed building as per the prevailing Indian Standard Specifications and further certify its structural safety and stability in design.

I undertake to supply the owner and the supervisor the detailed drawings. If my services are terminated, I undertake to initiate to initiate the Authority in writing.

Signature : \_\_\_\_\_

Reg. No. \_\_\_\_\_ Date \_\_\_\_\_

Name : \_\_\_\_\_

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

\_\_\_\_\_

Tel. 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: Proposal work of.....  
(Title of the work)

C.S. No. R.S. No. F.P. No. ....Inward No. ....  
at village .....Taluka .....  
in T.P.S. No. ....at.....

Owner : .....

Address : .....

Tel. No. : .....

I possess a current Registration to act as Registered.....

I hereby certify that I am appointed as a registered.....on the above mentioned project and that all the works under my charge shall be executed in accordance with the stipulations of the National Building Code and relevant standards of the I.S.I.

I am fully conversant with the provisions of the Regulations which are in force and about the Duties and Responsibilities under the same and I undertake to fulfil them in all respect.

\* I undertake not to supervise more than ten works at a given time as provided in Development Control Regulations.

\* I undertake not to supervise work simultaneously at one point of time on any other sites during my supervision of the execution of this work.

Signature :

Registration No. ....Date.....

Name .....

Address .....

.....

Tel. No. ....

struck off if not applicable

**FORM NO. 2 (d)**  
**(Regulation No. 3.3 (VII))**  
**CERTIFICATE OF UNDERTAKING**  
**FOR HAZARD SAFETY (REGULATION No. 18.4) REQUIREMENT**

To,

\_\_\_\_\_

REF: Proposed work of. \_\_\_\_\_  
(Title of the project)

**C.S. No./R.S. No. (F.P. No.)**

\_\_\_\_\_

Inward 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 stipulated under Building Regulation No. 18.4 and the information given therein is factually correct to the best of our knowledge and understanding.
2. It is also certified that the structural design including safety from hazards based on soil conditions shall be duly incorporated in the design of the building and these provisions shall be adhered to during the construction.

Signature of Owner with date \_\_\_\_\_  
Name in Block Letters \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

Signature of the Engineer/  
Structural Engineer with date \_\_\_\_\_  
Name in Block Letters \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

Signature of the  
Developer with date \_\_\_\_\_  
Name in Block Letters \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

Signature of the  
Architect with date \_\_\_\_\_  
Name in Block Letters \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

Note : The certificate of Undertaking shall be signed by person concerned as per the provisions of these regulations













**FORM NO. D**  
(See Rule-10 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)

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

Grounds

(in case of refusal)

a) Documents N.O.C. etc. :-

Following documents plans/N.O.C. undertakings as mentioned in form no. I 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 provisions of T.P. Scheme..... with respect to

- Road
- reservations
- 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)

Authorised officer

Chief Executive Authority

Municipal Corporation.

Commissioner

Area Development Authority

**FORM NO. 6 (A)**  
**PROGRESS CERTIFICATE**

Plinth Stage/In case of basement casting of basement slab

Reference No.

Owner's Name:

Location :

Submitted on :

Received on :

Chief Executive Authority/Municipal Commissioner.

Area Development Authority/Municipal Corporation.

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached the Plinth Level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the  
Supervising Engineer/Owner

Date :

Name in block letters : \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

**FORM NO. 6 (B)**

**PROGRESS CERTIFICATE-FIRST STOREY**

Reference No.

Owner's Name:

Location :

Submitted on :

Received on :

Chief Executive Authority/Municipal Commissioner.  
Area Development Authority/Municipal Corporation.

Sir,

We hereby inform you that the work of execution of the building as per approved plan. working drawing and structural drawings has reached the first storey level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the  
Supervising Engineer/Owner

Date :

Name in block letters : \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

**FORM NO. 6 (C)**

**PROGRESS CERTIFICATE-MIDDLE STOREY IN CASE OF HIGH-RISE  
BULDING**

-----

Reference No.

Owner's Name:

Location :

Submitted on :

Received on :

Chief Executive Authority/Municipal Commissioner.  
Area Development Authority/ Municipal Corporation.

Sir,

We hereby inform you that the work of execution of the building as per approved plan. working drawing and structural drawings has reached ..... storey level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the  
Supervising Engineer/Owner

Date :

Name in block letters : \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

**FORM NO. 6 (D)**

**PROGRESS CERTIFICATE-LAST STOREY**

Reference No.

Owner's Name:

Location :

Submitted on :

Received on :

Chief Executive Authority/Municipal Commissioner.

Area Development Authority/ Municipal Corporation.

Sir,

We hereby inform you that the work of execution of the building as per approved plan. working drawing and structural drawings has reached ..... storey level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the  
Supervising Engineer/Owner

Date :

Name in block letters : \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_



**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.  
Area Development Authority/ Municipal Corporation.

Sir,

The work of erection/re-erection of building as per approved plan is completed under the Supervision of Architect/Developer/Engineer who have given the completion certificate which is enclosed herewith.

We declare that the work is executed as per the provisions of the Act and Development Control Regulations/Byelaws and to our satisfaction. We declare that the construction is to be used for ..... the purpose as per approved plan and it shall not be changed without obtaining written permission.

We hereby declare that the plan as per the building erected has been submitted and approved.

We have transferred the area of parking space provided as per approved plan to an individual/ association before for occupancy certificate.

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

Yours faithfully,

(Developer's Signature)

(Owner's Signature)

Name of Developer

Name of Owner

Date :

Address :

Encl: Completion Certificate

**FORM NO. 8**

**BUILDING COMPLETION CERTIFICATE**

Reference No.

Owner's Name:

Location :

Submitted on :

Received on :

Chief Executive Authority/Municipal Commissioner.

Area Development Authority/ Municipal Corporation.

Sir,

1. The building/s has/have been constructed according to the sanctioned plan.
2. The building/s has/have been constructed as per approved plan and structural design (on set of structural drawings as executed and certified by the Structural Engineer is enclosed) which incorporates the provision of structural safety as specified in relevant prevailing Indian Standard Specifications. Guidelines.
3. Construction has been done under our supervision/guidance and it adheres to the drawings submitted and records of supervision have been maintained by us.

Signature of the  
Supervising Engineer/Owner

Signature of the  
Structural Designer

Date :

Date :

Name in block letters : \_\_\_\_\_  
letters : \_\_\_\_\_

Name in block

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

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

\_\_\_\_\_

\_\_\_\_\_

**FORM NO. 9**

**FORM OF OCCUPANCY CERTIFICATE**

(Brief description of nature of development)

On Survey No. \_\_\_\_\_ of village \_\_\_\_\_  
Taluka \_\_\_\_\_ Plot No. \_\_\_\_\_ T.P. Scheme No. \_\_\_\_\_  
Street \_\_\_\_\_ Ward/Sector \_\_\_\_\_ owned by  
\_\_\_\_\_ in the development area. completed and constructed as per plan  
prepared by \_\_\_\_\_ under the supervision of

\_\_\_\_\_  
(Architect/Engineer)

(Supervising Engineer Owner)

Architect has been inspected on \_\_\_\_\_ and I declare that the development  
has been carried out in accordance with the Development Permission No. \_\_\_\_\_  
dated \_\_\_\_\_ and that the development is fit for the use for which it has  
been permitted.

Chief Executive Authority/Municipal Commissioner.  
Area Development Authority/ Municipal Corporation.

Date :

**FORM NO. 10.**

(See Regulation No. 9.1)

Registration for Architect Engineer Structural Desibner Clerk of work Sit Supervisor  
Developer owner.

**APPLICATION FORM**

Name

Address (Local)

Permanent Address

Telephone No.

Qualifications

Experience

Are you serving any where ?

(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 fail4 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)

**STRUCTURAL INSPECTION REPORT**

(This form has to be completed by registered Structural Designer after his site Inspection and verification regarding compliance of all recommendation by the owner. which in the opinion of the registered structural designer are necessary for safety of the structure)

- I. Description by title and location of the property including T.P. No. F.P. No. etc.
- II. Name of the present owner :
- III. Description of the structure :  
Class I or Class II (Briefly describe the property in general and the structure in particular)

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

- IV. Yea 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
  - ii) Nearby open excavation
  - iii) Neaeby collection of water
  - iv) proximity of drain
  - v) underground water-tank
  - vi) R.W. Pipes out-lets
  - vii) 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.
- vi) Crack in slab
- vii) Spalling of concrete or plaster of slab
- viii) Corrosion of reinforcement
- ix) Loads in excess of design loads

VIII The Super-Structure (Steel Structure)

- i) Paintings
- ii) Corrosion
- iii) Joint. nuts. bolts. rivets. welds. gusset plates
- iv) Bending or buckling of members
- v) Base plate connections with columns or pedestals
- vi) Loading

IX. The Super-Structure (Load bearing masonry structure) Cracks in masonry walls.

X. Recommendations if any

The 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 judgement.

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

(Signature of the Registered structural Designer and date)

Name of registered structural designer

Registration No.

Address