



# **GENERAL DEVELOPMENT CONTROL REGULATON-1994**

## **REVISED DEVELOPMENT PLAN**

SANCTIONED UNDER GOVT NOTIFICATION IN URBAN  
DEVELOPMENT AND URBAN HOUSING DEPARTMENT  
NO. GH/ V/i 71 OF 1996 / DVP / 1294 / 4036 / L  
DATED 25th OCTOBER 1996 SUBJECT TO THE  
MODIFICATION ENUMERATED THEREIN.

**VADODARA URBAN DEVELOPMENT AUTHORITY-1996**



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## **1. PREAMBLE:**

In pursuance of the provisions contained in sub-section (2) of section 12 of the Gujarat Town Planning and Urban Development Act, 1976, the Vadodara Urban Development Authority hereby makes the following regulations:

1.1 Short Title, Extent and Commencement:

1.1.1 These regulations may be called the General Development Control Regulations, 1994.

1.1.2 These regulations shall come into force from the date of enforcement specified in the final notification published in the official gazette.

1.1.3 Subject to the provisions of the Gujarat Town Planning and Urban Development Act, 1976, these regulations shall apply to all Development Area notified under the Act and as may be modified or amended from time to time.

1.1.4 The General Development Control Regulations 1980 Vadodara Urban Development Authority are hereby modified and replaced by these regulations.

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

2. **DEFINITIONS:**

In these regulations, unless the context otherwise requires, the following are defined as under:

- 2.1 **'ACT'** : means the Gujarat Town Planning and Urban Development Act, 1976 (President Act No. 27 of 1976)
- 2.2 **AIR CONDITIONING** : The process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of the conditioned space.
- 2.3 **AUTOMATIC SPRINKLER SYSTEM** : An arrangement of piping and sprinklers, designed to operate automatically by the heat of fire and to discharge water upon that fire and which may also simultaneously give automatic audible alarm.
- 2.4 **"BASEMENT OR CELLAR"** : shall mean the lower storey of a building having minimum half of the clear floor height of the basement or cellar below ground level.
- 2.5 **"BUILDING UNIT"** : shall mean a plot or part of a plot or a combination of more than one plot as approved by the Authority. Provided however where an alignment has been fixed on any road by any Competent Authority, the building unit shall mean and refer to the land excluding the portion falling in alignment
- 2.6 **"BUILDING CONTRACTOR"** : shall mean any person/organisation/partnership firm or any legal entity appointed by owner/builder/developer/organizer to undertake the execution of any type of development work. When no such contractor is appointed by the owner/builder/developer/organiser, the owner shall be deemed to be the "Building Contractor" and shall be held responsible for all liabilities concerning the "Building Contractor".
- 2.7 **"BUILDER"** : shall mean the person who is employed to build or to execute work on a building or structure or where no person is employed, the owner of the building or structure.
- 2.8 **"BUILT-UP AREA OR FLOOR AREA"** : shall mean and include any area which is built upon whether on, below or above the ground level and shall include main structure with cellar, outhouses, garrages, servant quarters, privies, bathrooms, but shall not include any area not counted towards computation of F.S.I as per regulation No. 2.19 except item (1) (2) (4) (8) & (9).
- 2.9 **"COMBUSIBLE MATERIAL"** : A material, if it burns or adds heat to a fire when tested for combustibility in accordance with good practice as defined in National Building Code.
- 2.10.1 **"COMPETENT AUTHORITY"** : means any person or persons or authority or authorities authorized by the Vadodara Urban Development Authority or Vadodara Municipal Corporation as the case may be to perform such functions as

may be specified. Different persons or authorities may be authorized to perform different functions.

- 2.11 **“COMMON PLOT”** shall mean a common open space exclusive of margins and approaches, at a height not more than ground level of the building unit.
- 2.12 **“DWELLING UNIT”** shall mean a shelter consisting of residential accommodation for one family, provided that the minimum accommodation in a dwelling unit shall be one room of minimum carpet area of 9 sq.mts. with a minimum side of 2.4 mts. and a.w.c.
- 2.13 **“EXISTING NUCLEUS”** means the area so designated in the Development plan with special Development Control Regulations.
- Explanation:** The areas which may be designated as existing nucleus will be the areas which have developed as high density fully build-up areas such as existing gamtal or similar to gamtal areas of big cities.
- 2.14 **FIRE ALARM SYSTEM** : An arrangement of call joints or detectors, sounders and other equipments for the transmission and indication of alarm. Signals for testing of circuits whenever required for the operation of auxiliary services. This device may be workable automatically or manually to alert the occupants in the event of fire.
- 2.15 **FIRE LIFT** : One of the lifts specially designed for use by fire service personnel in the event of fire.
- 2.16 **FIRE PROOF DOOR** : A door or shutter fitted to a wall opening and constructed and erected with the provision to check the transmission of heat and fire for a specified period.
- 2.17 **FIRE RESISTING MATERIAL** : Material which has certain degree of fire resistance. The fire resistance means the time during which it fulfils its functions of contributing to the fire safety stories including the area of all of a building when subjected to prescribed conditions of heat and load. The fire resistance test of structures shall be done in accordance with good practice as defined in National Building Code.
- 2.18 **FIRE SERVICE INLETS** : A connection provided at the base of a building for pumping up water through inbuilt fire fighting arrangements by fire service pumps in accordance with the recommendations of the fire service authority.
- 2.19 **“FLOOR SPACE INDEX”** of a plot, building unit or premises shall mean the ration of the combined gross floor area of all stories including the area of all walls as well as mazenine floor of a building on a plot, building unit or premises to the total area of plot, building -unit or premises **excluding the area of common plots.**



Provided that the following shall not be counted towards computation of floor Space Index:

1. Space under A building constructed on stilts (plinth or on pillars) and specifically used as parking space.
  2. Any area used for parking except area open to sky.
  3. Ramps leading to any area exclusively used for parking.
  4. Chowks open to sky.
  5. Area covered by otta, steps, limited to height of 1 .5 mts. Only and ramp open to sky limited to height of 1.5 mts. from ground level, soakpits, chowkdies, kundies, fountains, septic tanks, manholes, water tank, swing frame, swimming pool, underground tank, well, boring, tube well, reservoir, and purification plant open to sky, humidification duct and smoke chimney open to sky and service ducts like garbage shaft, air-conditioning duct, gas and sewerage duct.
  6. Architectural projections to the extent of 0.6 mt and chimneys.
  7. Elevated water tanks and space less than 2.0 mt. below elevated water tank.
  8. A stair-cabin, ramp cabin and lift cabin with machine room constructed on terrace to the extent minimum necessary.
  9. Electric meter room, air-conditioning plant room, generator room and pump room to the extent minimum necessary as and when installed.
- 2.20 **“FRONT”** as applied to a plot means the portion facing the road and in case of plot abutting on more than one road, portion facing on the widest road. In case of roads of equal width, the front shall be decided by the Authority.
- 2.21 **“HEIGHT OF BUILDING”** means the vertical distance measured from the plot level and upto the top of the finished level of the top most floor slab in case of flat roofs and upto the midpoint of the height of the slopping roof. The height of the sloping roof shall be taken as an average height of the relevant floor.
- 2.22 **“HIGH RISE BUILDING”** shall mean a building having height more than 15 mts. above the plot level in case the building is proposed on stilt and more than 13 mts. in case, the building is proposed on solid plinth. Provided that the height of the plinth should not be less than 0.45 mt.
- 2.23 **“HOARDING”** means any surface or structure erected on ground or any portion of a roof of a building on or above the parapet with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out of door, for the purpose of advertising or to give information regarding or to attract public to any place, person, public performance, article or merchandise whatsoever.

- 2.24 **“GROUND LEVEL”** shall mean the level of the crown of the existing nearest constructed road of existing ground level whichever is higher.
- 2.25 **“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 it provided in a room shall not cover more than 25% of the floor area of the room.
- 2.26 **“LOW RISE BUILDING”** shall mean a building having height not more than 15 mts. above the plot level in case the building is proposed on stilt and not more than 13 mts. in case the building is proposed on solid plinth. Provided that the height of the plinth should not be less than 0.45 mts.
- 2.27 **“MARGIN”** shall mean space fully open to sky provided at the ground level from the edge of the building wherin built-up area shall not be permitted except specifically permitted projections.
- 2.28 **“MEZANINE FLOOR”** shall mean an intermediate floor between two floors overhanging or overlooking a floor beneath.
- 2.29 **“NODE”** means the area for which the Authority may prescribe special development control regulations.
- 2.30 **“NON-COMBUSTIBLE”** means a material which does not burn nor add heat to fire when tested for combustibility in accordance with good practice as defined in National Building Code.
- 2.31 **“OPEN SPACE”** means an area forming an integral part of the plot, left permanently open to sky. Front open space means an open space adjacent to the street from which an access to plot has been permitted. Side and rear open space shall have corresponding meaning with reference to the front open space.
- 2.32 **“OWNER”** means the owner in personal capacity or his authorised agent, partnership firm, builders, organisers and developers developing any property by retaining the services of Architect/Engineer and other consultants, as per the provision of Development Control Regulations.
- 2.33 **“OWNERSHIP FLAT”** means residential flats constructed in detached or semi-detached manner on a plinth or on pillar each flat designed for separate ownership and with provision of an independent bath, W.C. or toilet and a common stair-case.
- 2.34 **“PLOT LEVEL”** means the level of plot on which the building is proposed to be constructed.
- 2.35 **“REAR”** as applied to a building shall mean that portion which is on the opposite side of the “Front”.
- 2.36 **“REGISTERED ARCHITECT / ENGINEER / SURVEYOR / STRUCTURAL DESIGNER”**, shall mean respectively a person registered by the Authority for the

purposes of this Act as an Architect, Engineer, Surveyor, Structural Designer, under these regulations.

- 2.37 **“RESIDENTIAL USE”** shall mean a use of any building unit for the purpose of human habitation only.
- 2.38 **“ROW TYPE BUILDING”** means a group of houses on adjacent plots with or without common walls and having only front and rear open spaces.
- 2.39 **“RULES”** shall mean the Gujarat Town Planning and Urban Development Rules, 1979.
- 2.40. **“SEMI-DETACHED TENAMENT BUILDING”** means a combination of two or more building on adjacent plots with or without common wall/walls and having front and one side abutting on open space or approach road for each building.
- 2.41 **“SHOPPING CENTRE :/: COMMERCIAL CENTRE”** shall mean a group of shops, office and/or stalls not less than 10 in number designed to form a market.
- 2.42 **“SMOKE STOP DOOR”** means a door for preventing or checking the spread of smoke from one to another.
- 2.43 **“SPECIAL STRUCTURE”** shall mean structure like cinema theatre, town hall, meeting hall, lecture hall etc.
- 2.44 **“STALL”** shall mean a shop, floor area of which does not exceed 6.0 sq. mts. and of which one side is not less than 1 .20 mts.
- 2.45 **“STORE OR SHOP”** shall mean any store or shop in which it is not intended that any person shall reside.
- 2.46 **“TENAMENT BUILDING”** shall mean residential building constructed in a detached manner or as semi-detached building or as row type or cluster type or group housing or as ownership flat in a building unit, each being designed and constructed for separate occupation with independent provision of bath, W.C. etc.
- 2.47 **“WAREHOUSE” OR “GODOWN”** shall mean a building the whole or a substantial part of which is used or itended 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 nor a store attached to and used for the proper functioning of a shop.
- 2.48 **“WIDTH OF A STREET”** shall mean the clear average width of the existing carriage way and footpaths only on which the building or plot line abuts. The average width shall be computed by taking length of street between two extreme points on building unit abutting the street at right angles to the direction of such streets excluding the steps projections, forecourts open areas of other spaces in front of the building erected or intended to be erected. However, in case where a regular line of street is prescribed by the Authority, such width shall be considered for the purpose of computing building height.

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

3.1 Subject to the provisions of Section 27, 34 and 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 Authority in prescribed form No.1 or No.1(a) alongwith the receipt of the payment of the net demand as per sanctioned final T.P. Scheme and the development charge if any to be livable under the Act and these regulations.

3.2 **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 Authority. The following particulars and documents shall be submitted alongwith the application viz.

- I. a) The applicant shall submit satisfactory documentary evidence of his right to develop or to build on the land in question including extract from the Property. Register for city survey lands or an extract from the Record of Rights for Revenue lands or the copy of the index of registered sale deed as the case may be. Provided that the competent Authority may dispense with this requirement in the cases where it is satisfied regarding the ownership of land on the basis of any other documentary evidence or proof produced by the applicant.
- b) He shall also submit a certified copy of approved subdivisions/layout of final plot from the concerned authority or latest approved subdivision / layout of city survey numbers or revenue numbers from relevant authority, as the case may be, showing the area and measurements of the plot or land on which he proposes to develop.
- II. In the case of lands falling within the Urban Agglomeration limit as prescribed under the Urban Land (Ceiling and Regulation) Act, 1976, the applicant shall also submit the N.O.C. from the Competent Authority under the same act or an "affidvit" and an "Indemnity Bond" in the prescribed form and any other particulars as may be prescribed by the Government from time to time.
- III. A report of the structural designer in regard to the proposed building shall be submitted in format (form No. 12) prescribed under these Development Control Regulations / Byelaws.
- IV. A site plan (in triplicate) 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;
  - i) The boundaries of the plot.

- ii) The positions of the plot in relation to neighbouring streets.
- iii) The name of the streets in which the plot is situated.
- iv) All the existing buildings and other development standing on or under the site.
- v) The position of building and of all other buildings and construction which the applicant intends to erect.
- vi) The means of access from the street to the building or the site and all other building and construction which the applicants intends to erect.
- vii) Yards and open spaces to be left around the building 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 features such as trees, wells, drains etc.
- xi) a) Existing streets on all 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 position 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 drains.
- xviii) The position of sewer, where the drainage is intended to be connected to a sewer.
- xix) Open spaces required under these Development Control Regulations/Bye- laws.

- xx) Tree plantation required under regulation no. 27.
- V. A detailed plan (in triplicate) 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 higher of the parapet, the drainage and the slope of the roof. At least one section should be taken through the staircase. The position, form and dimensions of the foundation, wall, floor, roof, 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 storey of building in relation to the level of any street adjoining the cartilage of the building in relation to one another and some know datum or crown of road.
  - f) If any construction is proposed at terrace level, terrace plan indicating the drainage and slope of the roof.
  - g) The north point relative to the plans.
  - h) The forms and dimensions of every water closets, privy, urinals, bathrooms, cesspools, well and water tank or cistern to be constructed in connection with the building.
  - i) Location of electrical transformer.
- VI. 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 3.2.
  - 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 alongwith 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 stop lobby/door, where provided.
  - f) Refuse chutes, refuse chamber, service duct etc. where to be provided.
  - g) Vehicular parking space.
  - h) Refuse area, if any.
  - i) Details of building services, air-conditioning system with position or dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc. where provided.
  - j) Details of exits including provision of ramps etc. for hospitals.
  - k) Location of generator, transformer and switch gear room where required.
  - l) Smoke exhauster system, if any.
  - m) Details of fire alarm system network.
  - n) Location of centralized control, connecting all fire alarm system, built-in fire protection arrangements and public address system etc. where required.
  - o) Location of dimension of static water storage tank and pump room.
  - p) Location and details of fixed fire protection installations such as sprinkles wet risers, hose reels, drenchers, CO<sub>2</sub> installations etc.
  - q) Location and details of first-air fire fighting equipments/installations.
  - r) Location for electric transformer.
  - s) Location for individual Boxes for delivery of post at ground level.
- VII. In the case of layout of land or plot:
- a) A site-plan (in triplicate) 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 triplicate) drawn to a scale of not less than 1:500 showing.
  - i) Sub-divisions of the land or plot with dimension and area 01 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.
- VIII. Certificate of Undertaking : Certificate in the prescribed form no. 2(a), 2(b) by the registered Architect / Engineer / Surveyor / Structural Designer undertaking the supervision shall be submitted.

3.3 The following notation generally shall be used for plans referred to in 3.2, IV, V and VII

<b>Sr</b>	<b>Item</b>	<b>Site Plan</b>	<b>Bldg. Plan.</b>
1.	Plot Line	Thick Black	Thick Black
2.	Existing Street	Green	-
3.	Future Street if any	Green dotted	-
4.	Permissible Lines	Thick Black Dotted	-
5.	Open Space	No Colour	No Colour
6.	Existing Work	Blue	Blue
7.	Work Proposed to be Demolished	Yellow Hatched	Yellow Hatched
8.	Proposed Work	Red	Red
9.	Drainage & Sewerage Work	Red Dotted	Red Dotted
10	Water Supply Work	Black Dotted	Black Dotted

- 3.4 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/Bye-laws, shall sign such notice, plans, sections or written particulars or cause them to be signed by his duly authorised agent. Such agent shall furnish documentary evidence of his authority. If such notice or other document is signed by such agent, 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 authority within such hours as may be prescribed by the Chief Executive or Competent Authority.
- c) The forms, plans, sections and descriptions to be furnished under these Development Control Regulations/Bye-laws shall all be signed by each of the following persons:
- i) A person making application for building permission under relevant section of the Act.
  - ii) A person who has prepared the plants and sections with descriptions who may be registered surveyor, engineer or an architect.



- iii) A person who is responsible for the structural design of the construction i.e. a Structural Designer.
  - d) A person who is engaged either to prepare the plan or to prepare a structural design and structural report shall give an undertaking in the Form No. 2(a), 2(b), prescribed under these Development Control REgulations/Bye-laws.
  - e) Every person who under the provisions of the relevant sections of the Act may be required to furnish to the Authority any plan or other document shall furnish copies (in triplicate) of such plans and other documents and copies (in duplicate) of such documents which he may be called upon to furnish. One copy of each such plan and document shall be returned, on approval, to the applicant duly signed by the Chief Executive of the Authority or authonsed officer or the Authority.
  - f) It shall be incumbent on every person whose have been approved to submit amended plants for any deviation amounting to increase in built up area, ES 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 and one copy of plan to be returned to the applicant after approval.
  - h) Approval of drawings and acceptance any statement, documents, structural report, structral drawings, progress certificate, or building completion certificates shall not discharge the owner, the surveyor, engineer, architect and structural designer from their responsibilities, imposed under the Act, the Development Control Regulations! Bye-laws / and the laws of tort.
- 3.5 Plans and specifications to be prepared by registered architect/engineer or surveyor  
The plans and particulars prescribed under regulation No. 3.2 above shall be prepared by a registered architect/engineer or surveyor. The procedure for registration of architect/engineer/surveyor shall be as laid down in these regulations.
- 3.6 If the plans and informations 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.

#### **4 GENERAL REQUIREMENTS FOR DEVELOPMENT**

- 4.1 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 B.P.M.C. Act 1949 or Development plan proposals or the Town Planning Schemes.

4.2 Development of any land in the Development Area:

- a) Situated and abutting on any of the classified roads of the State Government and the Panchayat shall be regulated and controlled by the Building line and control line prescribed under the Government Revenue Department Resolution No. JPV-1065-27339/ A, dtd. 1.3.1967 and as amended from time to time.  
Provided that the setback for the building line prescribed in the above resolution of the Revenue Department and the marginal distances to be kept open or setbacks to be observed from the road side prescribed in the Development Plan 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 provisions 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 zone near the Air Port, construction of building shall be regulated by the civil Aviation Department regulations in addition to these regulations.
- f) Situated in the vicinity of the Railway Boundary shall be regulated and controlled according to the standing orders/instructions in force of the Railway Authorities and as amended from time to time.
- g) Situated anywhere in the Development area shall be subject to provisions of Gujarat Smoke Nuisance Act 1963.
- h) Situated anywhere in the Development area shall be subject to provisions of Water (Prevention and Control of Pollution) Act -1974.
- i) Situated anywhere in the Development area shall be subject to provisions of Air Pollution Control Act 1981.
- j) Situated in the vicinity of the jail, shall be regulated and controlled according to the standing order/instructions/manual in force of the Jail Authority and as amended from time to time.
- k) Situated anywhere in the development area shall be subject to provisions of the act related to telecommunications, archeology and

conservation/preservation of monuments.

4.3 Development work to be in conformity with the regulations:

- a) i) All development work shall conform to the Development Plan proposals and the provisions made under these regulations. If there is a conflict between the requirements of these regulations and Town Planning Schemes Regulations, if any, in force, the requirement of these regulations shall prevail.
- ii) The development work when completed shall not be used for any purpose except for the sanctioned use.
- b) Change of use : No building or premises shall be changed or converted to a use other than the sanctioned use without prior permission of the Authority in writing. Change of use not in conformity with these regulations shall not be permissible.

**5. DECISION OF THE AUTHORITY:**

5.1 On receipt of the application for development permission, the Authority after making such enquiry as it thinks fit may communicate its decisions granting or refusing permission to the applicant as per the provisions of the Act. The permission may be granted with or without conditions or subject to any general or special orders made by the State Government in this behalf. The development permission shall be in form No. 5 and it shall be issued by an officer authorised by the 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.

5.2 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 and set backs.
- v) Permissible use of land.
- vi) Arrangements of lifts and parking.
- vii) Minimum requirements of high rise buildings including N.O.C. from Municipal Fire Officer/Fire Safety Consultant if appointed by the Authority.
- viii) Minimum requirement of sanitary 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 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.
- 5.4 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.

## **6. INSPECTION:**

- 6.1 Generally all development work for which permission is required shall be subject to inspection by the Authority.
- a) The applicant shall permit authorised officers of the concerned Authority to enter the plot for which the development permission has been sought granted for carrying out development, at any reasonable time for the purpose of enforcing these regulations.
  - b) The applicant shall keep during carrying out of development, a copy of the approved plans on the premises where the development is permitted to be carried out.
  - c) The applicant shall keep a board at site of development mentioning the survey No. Plot No. etc. name of owner and name of Architect / engineer / surveyor.
- 6.2 a) Recognised stages for progress certificate and checking:
- 1) Following shall be the recognised stages in the erection of every building or the execution of every work:**
    - i) Plinth,
    - ii) Completion and Occupation.
  - b) 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/Bye-Laws to supervise the erection or re-erection of the building, to submit the completion certificate in form no. 8 prescribed under these DEvelopment Control Regulations/Bye-Laws.

3) **In case of highrise buildings, a report from structural engineer counter signed by Architect shall be submitted with the completion report in form no. 9.**

4) No completion report or completion certificate shall be accepted unless completion plan is approved by the Authority.

d) The final inspection of the work shall be made by the concerned Authority within 21 days from the date of receipt of notice of completion certificate.

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

## **7. OCCUPANCY CERTIFICATE:**

The authority shall within thirty days from the date of receipt of the completion certificate required under-Regulation 6.2 (c) communicate its decision after **necessary inspection about grant of occupancy certificate indicated in Regulation 6.2(d)**

The concerned authority issuing occupancy certificate before doing so shall consult concerned Municipal Fire Officer/Fire Safety Consultant if appointed by the Authority to inspect the building and issue a certificate that necessary requirements for fire protection under these regulation 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 rectifications to the satisfaction of the Municipal Fire Officer or Fire Safety Consultant if appointed by the Authority before issuing occupancy certificate.

**Alternatively the applicant may produce such certificate from Municipal fir officer/fire consultant if appointed by the Authority.**

The Authority issuing occupancy certificate before doing so shall ensure that the trees as per the regulation no. 26 are planted on site.

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

As per the provisions of Section 39 of the Act and Rule 15 of the Rules, the Office-in-charge of a Government Dept. shall inform in writing to the Authority of the intention to carry out development for its purpose alongwith the following documents and plans atleast thirty days before undertaking 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 Control REgulations and 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 (in triplicate) of the area proposed to be developed to a scale of not less than 1:500.
- 7) Detailed plan (in triplicate) 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 (in triplicate) drawn to a scale of 1:500 showing the surrounding land and existing access to the land included in the layout.
  - ii) A layout plan (in triplicate) 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 localundertaken by the local military authority of the Defense Ministry, the provisions of clause (2) and (3) shall not apply and such authority shall be required to submit the layout plans only of such works.

**9. REGISTRATION OF ARCHITECT, ENGINEER, SURVEYOR, STRUCTURAL DESIGNER.**

- 9.1 The Authority shall register Architect, Engineer, Surveyor, Structural Designer. Application for registration as Architect, Engineer, Surveyor, Structural Designer, be in form no. 11
- 9.2 Qualification, experience, duties and responsibilities of person registered as Architect, Engineer, Surveyor, Structural Designer, shall be as under
- 9.2 (1) ARCHITECT:
- A) Qualifications and experience:  
A person registered under the provision of Architect Act, 1972 as an Architect.
- (B) Scope of work:
1. All types of layouts.
  2. Preparation and execution of plans, specifications and designs for all types of buildings and structures. Provided that in cases of building with basement undertaking shall be given by the registered engineer to ensure safety of the adjoining properties alongwith certificate that the design, supervision/execution of the concerned property shall be done by him. Such an undertaking and certificate shall be given only by the registered engineer having degree in civil engineering recognised by All India Board of Technical Education and five years experience in professional work.
- (C) Duties and responsibilities
- a) Any registered architect engaged on any project shall plan, design and direct the execution of the project in strict conformity of the provisions of the Regulations and bye-laws in all respects.
  - b) He/She shall prepare correct drawings with all details and data required, in true and correct manner and as directed by the Authority for the building permission application. He/She should ensure that the existing position on the site is correctly represented on the plan.
  - c) He/She shall be overall incharge of the project for the following:
    - i) To provide architectural and structural details drawings with specifications and instructions.
- ii) To appoint on behalf of the owner other persons like registered structural designer, building contractor, clerk of works, site supervisor, plumbing contractor and electrical contractor as may be required to be appointed on the project as required under the regulations/bye-laws. He may appoint, on behalf of the client, other consultants like hydraulic consultant, electrical consultant, air-conditioning consultant, pollution control and treatment expert or any other such consultant, or expert, if in his discretion, any

such consultants services are required for proper functioning of the building and its services and shall co-ordinate the services of all such people appointed on the job. If and when persons mentioned above are not appointed, the architect shall assume the duties and responsibilities of such persons.

- iii) He shall direct the execution of building works through the persons appointed on the project and shall supervise it to ensure that work is carried out as per the approved drawings.
- iv) He shall inform in writing to the Authority of any deviation from the approved plan and layouts which may not be permissible under the regulations/bye-laws and might have been executed on site, for the information and further action by the Authority.
- v) He shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plans but also in confirmation with the stipulations of the National Building Code and the I.S.I. standards for safe and sound construction and non-hazardous functioning of the services incorporated for installation of services and equipments of the National Building Code in the buildings and shall obtain N.O.C. from the Chief Fire Officer before applying for occupation certificate.
- vi) He shall be responsible for the structural safety of the building when no structural designer is appointed on the project.
- vii) He shall submit with the building permission application, the letter of his appointment on the project and the certificate of appointment of the registered structural designer (when appointed) alongwith the commencement notice to the Authority before the commencement of the work.
- viii) He shall, on behalf of the owner, apply for the progress certificate, completion certificate and the occupation certificate and obtain the same as required under the regulations / bye-laws.



- ix) If the services of the registered architect are terminated, he shall immediately inform the 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 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 the inspector of the Authority has inspected the site for his report, the newly appointed architect shall allow the work to proceed under his direction.
- x) The registered architect appointed on the work shall inform the Authority immediately on discontinuation of the services of the registered/structural designer and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted to the Authority.
- xi) He shall instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
- xii) He shall instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and erection.

(2) **ENGINEER:**

(A) Qualification and experience

A degree in Civil Engineering recognised by All India Board of Technical Education or a Diploma in Civil Engineering recognised by State Board of Technical Examination of any State of India. In addition to the qualifications stated above, the applicant should have atleast five years experience in professional work if he is a holder of a Diploma in Civil Engineering and two years experience if he is a holder of a Degree in Civil Engineering,

(B) Scope of work As per 9.2 (1) B.

(C) Duties and responsibilities:

As per 9.2 (1) C.

- iii) Revocation of registration Registration shall be liable to be revoked temporarily or permanently by the Authority if the person registered is found guilty or negligence or default in discharge of his responsibilities and duties or of any breach of any of these regulations.

(3) Surveyor:

(A) Qualification and experience:

A Degree or Diploma in Civil Engineering of any University or Institution recognised by the Government or Institutions specially approved by the Authority.

OR

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

(B) Scope of work:

Addition/alteration to the existing low rise buildings.

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

(C) Duties and responsibilities:

As per 9.2 (1) C. limited to the scope of work.

(4) Structural Designer:

(A) Qualification and experience

A degree in Civil Engineering recognised by All India Board of Technical Education. In addition to above qualification, the applicant should have atleast 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.

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:

To prepare structural details for .

- i) any building where structural span of any structural element is more than 5 mts.
- ii) high rise building
- iii) any building which is a framed structure.

(C) Duties and responsibilities:

- (a) To prepare a report of the structural design according to the prescribed format for submission to the Authority for the purpose of obtaining development permission.

- (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 upto the satisfaction of the Architect / Engineer / Surveyor.
  - (f) To certify the structural safety and overall structural soundness of the building to the architect/Engineer/Surveyor
  - (g) To advise the Owner/Architect/Engineer/Surveyor for arranging for tests and their reports for soil, building material etc. for his evaluation and design consideration.
- 9.3 When any of the person employed under these Regulations/Bye-laws and required for the execution of the project dies or ceased to be employee before such building work is completed, the further erection of such building or the futher execution of such works shall forthwith be suspended until the another person as required under these Regulations / bye-laws is engaged and his name has been duly communicated to the Chief Executive of the Authority.
- 9.4 In case of termination of employment of any of the person employed under these Regulations/Bye-laws, it shall be the duty of the person employed to intimate immediately in writing to the Chief Executive of the Authority specifically indicating the stage upto 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.

## **10. SPECIAL DEVELOPMENT REQUIREMENTS FOR EXISTING NUCLEUS**

### **10.1 Minimum plot Size**

Minimum area of a building unit when subdivided shall be 18 sq.mts.

### **10.2 Access to Buildings:**

- (i) 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 which from street to the door of such building. In case of existing pathway, the above provision shall not apply.

Such pathway shall always be kept used to sky and no projection or overhang shall be permitted over such pathway.

- (ii) A person who undertakes construction work shall not reduce the access to any building previously existing below the minimum requirements.

### **10.3 In case wherein the existing road, is less than 6 mts. wide, for any construction of building on such road, the building shall be set back to such an extent that the minimum distance from the centre of the existing road shall not be less than 3.0 mts.**

### **10.4 Open Space:**

10.4.1 **Chowk** : No person shall erect, construct or reconstruct from foundation or plinth a residential 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 atleast 5.6 sq. mts. which may be reduced. to a minimum of 2.8\_squaremeters in 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 atleast on two sides over streets or open compound not less than 2.4 meters wide provided the depth does not exceed 18 meters.

Note : If more than 1/3rd width of a verandah is covered by bathroom w.c; staircase or like the depth of verandah shall be included in determining the depth of a building.

10.4.2. **Water Closer and Bathroom** : In case of water closet, bath room, and sanitary blocks, the open air space shall be provided as under:

Atleast one of the walls of a water closet, a bath room or sanitary block shall have a opening of minimum 0.25 sq. mt. upon a minimum 0.9 mts. wide open space or upon a verandah not less than 1.5 mts. wide opening to air on one side.

10.4.3 **Joint Open Air Space** : If such interior or exterior open air space is jointly owned by more that one person, then its dimension shall also be as specified above, provided that every such person agrees in writing to allow

his portion for such joint open air space to be used for the benefits of all buildings on such joint open air space and provided he submits written consent to the Authority for record. Such common open air space shall therefore be treated as a permanently open air-space required for the purpose of these regulations. No boundary wall between such a joint open air space shall be erected to a height of more than 2.1 Mts.

10.4.4 Open **Space to be open to sky** : Every open space whether exterior or interior, provided in pursuance of any regulations, bye laws, or under an agreement lodged with the Authority shall be kept free from any erection thereon and shall be kept open to sky and no cornice roof or weather shed more than 0.3 mt. wide shall overhang or project over the said open space so as to reduce the clear width to less than 2 mts. 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.

**HEIGHT OF BUILDING : (In relation to width of streets)**

- 1) No portion of a building shall exceed the following heights.
  - i) Two times the width of the road on which it abuts subject to a maximum of 10.0 meters if the width of the road is less than 7.5 meters, provided that on setting back the building by half of the height of additional floor at the front the height may be raised to 13.0 meters.
  - ii) 12 meters if the width of the road is 7.5 meters or more but less than 10.5 meters provided that on setting back the building by half of the height of the additional floor, the height may be raised to 15 meters.
  - iii) 15 meters if the width of the road is 10.5 meters or more but less than 13.5 meters provided that on setting back the building by half of the height of the additional floor, the height may be raised to 18 meters.
  - iv) 18 meters if the width of the road is 13.5 meters or more but less than 18 meters provided that on setting back the building by half of the height of the additional floor on the front the height may be raised to 21 meters.
  - v) 21 meters if the width of the road is 18 meters or more provided that the Chief Executive Authority may allow the height to exceed 21 meters in suitable cases in his discretions.

vi) If a building does not abut on a road i.e. public street but abuts on private

street or an open space in the interior the height shall be regulated as above taking into consideration the clear width (i.e. width open to sky) of the private street or open space on which it abuts.

Provided that

- a) The height of staircase cabin or water storage tank each not exceeding 9.5 mts. in area shall not be taken into consideration in determining the total height of the building provided the height of each does not exceed 2.4 mts.
- b) The height of lift cabin not exceeding 15 sq. mts. in area shall not be taken into consideration in determining the height of the building.

#### **EXPLANATION**

- a) Height in the above regulation shall be measured from the level of the street to the highest point in the building but shall exclude height of parapet elevated water tank stair cabin and lift well.
  - b) Width of the road shall mean the average width of the existing road on which the building abuts. The average shall be computed by taking length of road between two extreme points on building abutting the street however in case where regular line of street is prescribed by the Competent Authority the width proposed under this line shall be considered for the purpose of computing height under this regulations.
  - c) If a building abuts on a dead end of a street, which forms an enlarged open space or if a building abuts on a side perpendicular to the length of the road for the purpose of the above regulation the building shall be considered to abut on the road which is in immediate continuity with enlarged open space or the width of the wider of the two roads respectively.
- vii) In the case of a building abutting on more than one street maximum permissible height of such a building shall be regulated as under.  
For the purpose of computing the maximum permissible height under the above regulations the building shall be deemed to abut on the street on which it has a wider frontage.  
Provided that if the frontage of the building on two street are equal the maximum permissible height shall be regulated in accordance with the width of the any road.

#### **10.6 Projections on Setbacks:**

- 10.6.1 Balconies, Galleries, Weather board, eaves etc. or any other aerial projection

- (1) The minimum clear height from the road level or the surrounding ground level shall be 3.6 meters.
  - (2) Over hanging balconies or galleries or any other aerial projection shall not be permitted on building abutting a street less than 7.5 mts. in width.
  - (3) In a public street 7.5 meters or more in width but less than 9 meters in width an over hanging balcony or gallery or any other aerial projection on the setback may be permitted to project to an extent not exceeding 0.75 meter beyond the permissible building line or the line of basement wall.
  - (4) In a public street 9 meters to 12 meters in width an overhanging balcony or gallery or any other aerial projection on the setback may be permitted to project to an extent not exceeding 0.9 meters beyond the permissible building line or the line of basement wall.
  - (5) For road more than 12 meters in width, maximum projection on setback shall be 1.2 meter beyond the permissible building line or the line of basement wall.
- 10.6.2 (1) No shutters of any doors or windows of any building shall be allowed to open on the street at a height of less than 3.6 meters.
- (2) Projection of steps on streets or road shall not be permitted.
- 10.6.3 Floor Space Index and maximum permissible built up area
- (1) The floor space Index.(F.S.I.) in existing nucleus shall be 3.00 for ailuses.
  - (2) The maximum permissible built~up area on any floor shall not exceed 75% of the area of the building unit provided That this provision shall not apply to the plots of area less than 125 sq. mts. Atleast 50% of open area shall be kept in front, including setback area.
- 10.6.4 The area of basement shall be included in the computation of F.S.I. in existing nucleus.
- 10.6.5 Around margin of 1.5 mt. shall have to be kept from adjoining property for construction of cellar in the existing nucleus.
- 10.7 The development of a building unit shall be regulated according to the width of the road on which is abuts, subject to use zone table as provided in regulation No.11.2.



11. SPECIAL DEVELOPMENT REQUIREMENT FOR OTHER AREA

11.1 Development of Land:

11.1.1 In the case of a plot which requires to be development 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 Authority as a "Building Unit" or "Building Units" after laying out and constructing internal road, including the services such as water supply lines, storm water drains, sawer lines, street lighting, foot-paths and tree planting etc. as prescribed by the Authority according to the provisions of the Regulations. Provided however, that the Authority may postpone the enforcement of construction off Pucca road with foot-paths, including street light, trees, water supply lines, storm, water drains, sewer lines etc. to such further date as agreed to by the Authority, upon the owner or person who has right to develop the building unit passing an undertaking to execute the work at his cost before the expiry of such future date.

11.1.2 The general level of the plot 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 Authority, could be drained off in the storm water drainage and sewer, the Authority may permit a suitable lower level.

11.1.3 (i) The Authority shall not approve any layout either for sub-divisions or for amalgamation unless it fulfills 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

<b>Road Length</b>	<b>Width of road for Residential</b>	<b>Width of road for commercial, industrial use and other non-residential use.</b>
Upto 150 Mts.	7.5 mts.	9 mts.
Above 150 and Upto 300 mts	9mts.	12mts.
Above 300 and Upto 450 mts.	10.5 mts.	15mts.
Above 450 mts.	12mts.	18mts.

Provided that the decision of the Authority shall be final in construing the length of the road for the purpose of determining the width; If the

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

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

- (iii) Curves at the junction:

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

- (a) 3 mts. radius if the width of the roads is 7.5 mts. or less.
- (b) 4 mts. radius if the width or the roads is more than 7.5 mts. but not more than 9 mts.
- (c) 6 mts. if the width of the roads exceeds 9 mts.

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

- iv) The alignment of the internal road or roads shall be regulated to be in continuation of the public or private roads continuous to the applicant's plots: but in case of termination of an internal road or roads; 13/5 meter diameter turning circle or 12 mts. x 7.5 mts. turning 'T' shall be enforced.

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

- v) The level gradients, position of the services such as water supply lines, street lighting, storm water drains, sewer lines, manholes, trees etc. shall be fixed as directed by the Authority.
- vi) In the case of building units with existing buildings. Its sub division or amalgamation shall not be approved unless it fulfills all the requirements under these regulations.

11.1.4 The arrangement of tenements, shopping centres, ownership tenement flats in a plot, shall be as may be approved by the Authority with due regard to internal approach roads, marginal open spaces common plot, water supply, drainage, and

internal road lighting.

Provided that in the case of shopping centres and commercial or industrial development the minimum width of access to shops, stall or industrial factory shed shall be 7.5 mts.

Provided further that in case of stall, width of access may be permitted to be reduced upto 4.5 mts. by the authority.

Provided that in the case of tenement type buildings such as ownership flats, row type, cluster type, group housing, semi detached buildings, no

margin will be necessary from internal approach roads, but steps shall not be permitted in the approach road. Further, doors and windows shall not open towards approach roads.

There shall be minimum 4.5 mts. clear distance between two detached structure in tenement type building. However open to sky staircase may be permitted if the clear distance left between two such staircases is not less than 2.75 mts.

#### 11.1.5 Common Plot:

**Common Plot shall be provided as under:**

- (i) The common plot area should be exclusive of approaches, margins and parking area, except otherwise specifically provided. No projection shall be permitted in common plot.
- (ii) Minimum size of the common plot shall be 150 m<sup>2</sup> with no side less than 12 mts.
- (iii) One sixth (1/6th) area of the common plot may be utilised for the construction with required margins for the common / institutional / community use having basement, ground floor or a floor on stilt only. In addition to the stair cabins and ramps, 5% of the permissible build up area of this plot shall be allowed to be built upon for the construction of store room chawkidar room toilet etc. at the ground level in case the building is constructed on stilt.  
The rest of the common plot shall be kept open to sky.
- (iv) The area of common plot may be permitted to be sub-divided provided that the common plot has a minimum area of 300 sq.mts. Provided further that in formation of such sub-division, no sub-division of size less than 150 sq. mts. shall be permitted.
- (v) In case of Cinema theaters and commercial centres, the common plot shall be provided in the front side of plot excluding margins.
- (vi) Common Plot for other than industrial use
  - (a) In a building unit of 1500 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.
- (vii) For Industrial use
  - (a) No common plot shall be provided for building unit upto 5000 sq. mts.
  - (b) In a building unit of more than 5000 sq. mts. and upto 20,000 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 20,000 sq. mts. in area the common plot shall be provided at the rate of 1600 sq. mts. plus 5% of the area of the building unit in excess of 20000 sq. mts.

**(viii) The owner shall have to give an undertaking that the common plot shall be for the common use of all the residents or occupants of the building unit, free of cost. 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.**

11.1.6 In case of continuous plots, or building units, the development may be permitted as if all the plots are combined together, after the amalgamation has been duly approved by the Authority.

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

Road width	Uses not permissible
<b>(a) 24 mts. &amp; above</b>	All educational institutions upto SSCE Level
<b>(b) 18 mts. &amp; less than 24 mts.</b>	1. All educational institutions upto SSCE Level. 2. All nonresidential uses beyond 13 mts. heights.
<b>(c) 12 mts &amp; less than 18 mts</b>	High rise buildings, Cinema hall, meeting community / lecture / town hall, auditorium, Petrol Pump, Head and Regional / Public / Commercial offices / establishments, starred hotels, college, technical institutions, general hospital.
<b>(d) Less than 12 mts.</b>	(1) High rise building, cinema hall, meeting community / lecture/town hall, auditorium, petrol pump. Head and Regional/ Public/ Commercial Offices/establishments. Commercial shopping centres, starred hotels, college, technical institutions, general hospital, polyclinic, (2) All non-residential uses beyond ground floor.

**11.3 Minimum Area of a building unit:**

- a) Minimum area of a building unit for residential use shall be 18 sq. mts. with no side to be less than 3 mts.
- b) There shall be no minimum area of building unit for non-residential uses.
- c) Minimum area of a building unit for high rise building shall be 1500 sq. mts.

**11.4 Floor Space Index (F.S.I.)**

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

Use Zone	Permissible F.S.I. for		
	Existing nucleus	Node	Other area outside existing nucleus
All uses	3.0	2.0	1.6

(b) The F.S.I. permissible for the highrise building in Node.

Maximum build up area on any floor	Maximum permissible.F.S.I.
20%	2.5

**Explanation :**

- 1. The area of Node is earmarked on development plan.
- 2. In Node all the development control regulation, except F.S.I. shall be as per the area falling outside nucleus. The Node area shall have only benefit of higher F.S.I. as mentioned above than the area outside nucleus

(c) The F.S.I. permissible for the highrise building outside existing nucleus shall be as follows

Maximum Built-up area on any floor	Maximum Permissible F.S.I.
30%	2.0
20%	2.5

11.4.2 The F.S.I. under these regulations No. 11.4.1 shall prevail over the F.S.I. prescribed in Town Planning Schemes within and outside existing nucleus area if any, in case of conflict.

11.4.3 The maximum height of any building shall not be more than 30 mts., clear from the plot level to the top of the building, except parapet not exceeding 1.20 mt. in height.

11.4.4 If the land falling in road line (if any) is surrendered free of cost of the competent authority with mutual consent of the owner and the competent authority for the purposes of F.S.I. area of the original building unit shall be taken into account.

11.5 Margin and Maximum built up area on any floor:

11.5.1 (a) (i) The margins for all uses except for industrial building and special structures on proposed roads shall be as under:

Width of proposed road (mt)	Minimum road side margin (mt)	Remarks.
Upto 7.5 mt	1.5	1) For the existing developed area the margins requirements may be relaxed on merit of individual case.  2) Minimum side margin shall be provided as per regulations No 11.5.1 (a) (ii)
more than 7.5mt and upto 12.0 mt.	3.0	
More than 12 m and upto 18 mt.	4.5	
More than 18 mt. and upto 30 mt.	6.0	
More than 30 mt but less than 40mt.	7.5	
40 mt or more than 40 mt.	9.0	

Note : No margins are required for plots admeasuring upto 25 sq.mt. provided they are situated on roads upto 7.5 mt. width.

(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:

Plot size	Margins other than road side margin (mt)	Maximum built-up area on any floor
18 sq. mt. to 25sq.mt	-	75%
More than 25 sq.mt & upto 50 sq.mt.	1.5 mt. (any one side)	70% or 19 sq.mt. whichever is more
More than 50 sq.mt. and upto 100sq.mt.	2.0mt. (any one side)	65% or 35 sq.mt. whichever is more

<b>Plot size</b>	<b>Margins other than road side margin (mt)</b>	<b>Maximum built-up area on any floor</b>
more than 100 sq.mt. and upto 250sq.mt.	2.0mt. (any one side)	60% or 65 sq.mt. whichever is more
More than 250 sq.mt & upto 400 sq.mt.	2 .5 mt. (any one side)	50% or 150 sq.mt. whichever is more
More than 400 sq.mt.	3.0mt. (all other sides)	40% or 200sq.mt. whichever is more

Note: For the calculation of the built up area the area of common plot it any should be excluded from total area of the plot.

- (ii) 6.00 mt. wide open strip shall be provided at every 75mt length of row houses.
- (b) For Industrial Use:  
Maximum built-up area on any floor including the ground floor shall be 50% of the plot area.
  - (i) There shall be clear minimum distance i.e. open space margin of 6.0 mts. between two detached structures for plots of more than 1000 sq. mt. and 4.5 mts. for plots admeasuring upto 1000 sq.mts.
  - (ii) 6 meters clear minimum margins shall be kept along the penmeter 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.mt. or more to be used for industrial use. For building units less than 1000 sq.mts. used for industrial use, the minimum margins of 4.5 mt. shall be kept along the perimeter. However the minimum roadside margin on roads 18 mts. wide and above shall not be less than the margin prescribed in regulation No. 11 .5.1 (a)
  - (iii) In case of G.I.D.C. estate, the regulation of G.I.D.C. if in force, shall prevail over 11.5.1 (b) (i) & (ii) however the minimum margin on roadside shall not be less than the margin prescribed under regulation 11 .5.1(a)(i).
- (c) (i) Note withstanding anything contained in these regulations, construction such as w.c., bath room, servant quarter, and motor garage shall be permitted in one of the corners of a rear marginal space of an individual or semi-detached residential building unit (except tenaments) subject to following conditions:
  - (1) The maximum size of construction shall be 15 sq.mt.
  - (2) The maximum height of construction shall be 3.0 mts. with maximum plinth of 30 cms.



- (3) First floor shall not be permitted over such a construction.
- (4) It shall exclusively used for any residential use such as W.C., bathroom, servant quarters and for motor garage etc.
- (5) It shall be considered towards calculation of maximum permissible built-up area, 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. However, its area in any case shall not exceed 15sq.mt.
- (7) 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) An overhanging porch of maximum size 15 sq. mt; with clear height not more than 3.0 mts. from ground level open from three sides, in the side margin shall be permitted. It shall not be considered towards calculation of maximum permissible built-up area and F.S.I. of building unit.
- (d) In tenement type of buildings if the side margin between two tenements is 6.0 mts or more an over hanging porch of maximum size 15 sq.mt; with clear height not more than 3.0 mtrs. from ground level open from three sides, shall be permitted.

11.5.2. Building unit with high-rise Buildings

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

Use	Width of Public road	Minimum Margin.
(a)For all uses	i)18mts to less than 30.0 mts.	0.3H or 7.5mts whichever is more on road side and 0.2 H or 6.0 mts whichever is more on remaining sides.
	ii)30 mts and More	0.3H or 9.0 mts. whichever is more on road side and 0.2H or 6.0mts whichever is more on remaining sides

- (b) The minimum distance between two buildings, within a plot shall be computed as if the distance between the two buildings is equally divided by an imaginary property line from which the distance to a high rise building must be minimum 6mts.

**Explanation :** In the above regulations “H” shall mean height of the building which shall be measured from the plot level to the highest point in the building. Provided that the height of the stair-cabin, lift welt, 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 2.4mt. The maximum height of the parapet shall be 1.00 mt. and it shall also not be computed towards the height of the building.

**11.5.3 Open Air Space for High-Rise Buildings:**

- i) Every person who undertakes constructions work on a building unit shall cause at least one side of every room included in such work to abut on an interior or exterior open air space of the width as prescribed or an open verandah of depth not more than 2.5 mtrs opening on to such an interior or exterior open air space as aforesaid and shall fulfill conditions hereinafter prescribed for such open space.
- (a) Every such interior or exterior open space shall not be less than the width prescribed in the following table and may be provided at the plinth level or at the floor level of every such room. Linear interpolation for height not specification herein will be permitted.

Height of Building in (mts)	Minimum width of open airspace throughout (in Mts.)	Minimum area of open arispace (in sq.mts.)
13	1.8	5.6
16	2.5	10.0
20	3.0	12.0
24	4.0	16.0
26	5.0	25.0
30	6.0	36.0

**Explanation :** In case of a building constructed on stills, height of the stilt shall not be considered for the above purpose.

- (b) Every such interior or exterior open air space unless the latter is street, shall be maintained for the benefit of such building exclusively and shall be entirely within the owner's own premise.
- (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.
- ii) In the case of building designed for borrowed or indirect ventilation, the minimum of the room abutting on such exterior or interior air space shall not be less than three meters. If the depth of verandah on which such a room opens exceeds 6 mts. the entire side of the room shall be kept open. For a depth of verandah less than 6 mts. and more than 2.5 mts. in width, the area of the opening may be proportionately reduced. If the open air space is covered at the room level, the area of the opening on all sides shall not be less than twice the required air space under the above regulations and such

opening shall be kept open on all sides. In such a case each room shall be provided with opening of at least 20% of the floor area of the room

- (iii) For the purpose of above regulations, the minimum width of the face of the wall of a room abutting on the requisite open space shall not be less than 2 meters
- (iv) In the case of water closet and bath room, sanitary blocks, the open air space shall be provided as under: At least one of the walls of a water closet, a bath room or sanitary block shall have an opening of minimum upon a minimum 1.5 mts. wide upon space or upon a verandah not less than 1.5 mt wide opening to air on one side.

**11.5.4 Join Open Air Space:**

If such interior or exterior open air space is jointly owned by more than one person then its dimension shall also be as specified above, provided that every such person agrees in writing to allow his portion for such joint open air space to be used for the benefit of all buildings on such joint open air space and provided he sends written consent to the Authority for record. Such common open air space therefore be treated as a permanently open air space required for the purpose of these regulations. No boundary wall between such a joint open space shall be erected to a height of more than 2.0 mts.

**11.5.5 Open Space to be open to sky:**

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

**11.5.6 Safe-guard Against Reduction of Open Space:**

No construction work on a building shall be allowed if such work operates to reduce an open air space of any other adjoining building 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.

**11.5.7 Restriction on Development in Margin:**

The marginal open spaces as provided in the above subclauses 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. 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 atleast 0.6 mt. parapet/compound wall/railing

Provided further that underground water tank, a surface water tank upto 1 .5 mts. in height from ground level, well a tubewell and a pump-room with maximum size of 1 .5 meters x 1 .5 meters with a height not more than 1.8 meters shall be permitted only in rear margin of a building unit.

Provided further that in the case of residential building an area not exceeding 15.0 sq.mt. may be allowed to be covered in any one side or rear margin on ground floor for the purpose of staircase, closed parking and servant room of height not exceeding 2.75 mts. with toilet, considering the available open marginal space.

Provide further that an electric sub-station and for watchmen cabin not exceeding 4 sq. mt. in area and of a height not exceeding 2.75 mts. may be allowed to be covered in any one side margin on ground floor, considering the available open marginal space.

**11.5.8 Projection in Margins:**

- (1) In a marginal space of 3 meters or more in width, overhanging balcony above 2.40mts. from the plot level with maximum width of 1 .20 mts. shall be permitted
- (2) In a marginal space of 3 meters or more in width cantilever stair projection of maximum 90 cms. width and attached to a building with other side open and with a parapet or railing 90 cms. high shall be permitted.
- (3) In any marginal open space, chhaja, weather shades, hood, sun breaker and architectural projections shall be permitted to project upto 0.6mts. at the height of 2.4 mt. from the plot level. However, it shall not be allowed to be covered in any case so as to add to the usable floor area.

11.5.9 A Toilet Block with urinal, WO. and Wash basin shall be provided at each floor in the building which is used for commercial purpose. Such Toilet block shall have direct access from the passage of that floor.

**12 APPROACHES TO BUILDING EXCEPT EXISTING NUCLEUS:**

- 12.1 For residential use, the width of the approach from the street to building shall not be less than.
- (a) 1.7 mt wide provided its length is not more than 3 mts. and/or the floor area of the building served does not exceed 150 sq. mts.
  - (b) 2mts. wide if its length is more than 3 mts. but does not exceed 9 mts. and/or the floor area of the building served is more than 150 sq.mts. but does not exceeds 800 sq.mts.
  - (c) 3.5mts. if its length is more than 9 mt. and/or the area of the building served exceeds 800 sq.mts.
- 12.2 For uses other than residential use, the width of the approach from the street to building shall not be less than 3.5 mts.

### **13 COMPOUND WALLS AND GATES:**

- (1) Detailed drawings of gates and boundary wall shall be submitted along with the application for development permission.
- (2) No cactus hedge shall be allowed along the boundaries of a plot in any portion of the development area.
- (3) A road side compound wall not exceeding 1 .Smts. 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 1.44sq.mts. internal area may be allowed up to the height of 2.4mts.  
Provided further that in the case of plots at the junction of streets, no boundary wall below the fence gnll (with at least 50% perforation) facing the streets shall be raised to the height more than 0.8mt. from the kerb for a length of 9 mts. from the junction of the streets.
- (4) Except on the junction of the roads where heights shall be prescribed as per standard design of a compound wall approved by the Authority, in case of mills Buildings of Authority, Municipality and Government, the Authority may allow the compound wall to be raised to a height not exceeding 3 mts. from the crown of the road in front and on sides.
- (5) No partition wall shall be allowed anywhere in margins of building unit.  
Provided that a partition wall upto 1 .5 meters height shall be permitted on common boundary of semi-detached building and marginal distances between two structures.
- (6) The plots of active burial-grounds and crematorium abutting on the main road in residential locality shall be provided by the owners with a compound-wall having a height not less than 1 .Smts. from the crown of road in front.
- (7) No gates of compound wall shall open outward and shall be provided with a contrivance which shall prevent the gate from opening outward on the foot-path or road.
- (8) The entry or exit to the plot situated on the junction of the roads having a width of 12 meters or more shall be located at least 15 meters away from the corner point of the plot on such junctions.  
If the length of a side in such a plot is less than what is prescribed above, such entry exit shall be provided at the farthest end of the plot from the junction.

**14. A DISTANCE FORM WATER COURSE**

No development whatsoever, whether by filling or otherwise shall be carried out within 15 mts. on either side of the bank of river where there is no river embankment and within 6.0 mts. or such distance as may be prescribed under any other general or specific orders of Government, whichever is more, from river where there is river embankment or from bank of kans, nala, canal, etc.

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

**14. B DISTANCE FROM NALIA ROAD**

In case of land abutting on nalia road following road distance shall be left at the time of planning.

Length of Nalia Road	Distance from centre of nalia road
Upto 300 Mts.	6 mts.
More than 300 Mts.	9 mts.

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

## **15 DEVELOPMENT OF LOW COST HOUSING:**

Scope: these regulations shall be applicable to the development of schemes for socially and economically backward class of people or for economically weaker section of the society and for low cost housing only undertaken by public agencies, co-operative societies and government or semi-government bodies.

**15.1 Planning of low cost Housing :** The type of development for housing for socially and economically backward class of people and for low cost housing shall be plotted development as row housing or tenement type or tenement row houses back to back or flat type development.

- i) The minimum and the maximum plot size shall be between 18sq.mts. and 40 sq.mts. respectively with maximum built up area on any floor and margins as prescribed under regulation No.11 .5
- ii) At every 20 such continuous plots, 2 mts, wide space open to sky shall be provided.
- iii) No common plot shall be required, where the development is of plotted development type but where the development undertaken is in the form of flat type development, tenement type or tenement row house back to back, not less than 10 percent of the plot area developed shall be provided for open space/community open space which shall be exclusive of approach roads, pathways or margins.

One-sixth of the area of such an open space/community open space shall allowed to be built over with basement, ground floor or a floor on stilt, structure for community facilities like library, school, community hall and other public utility services.

## **15.2 General Requirement for Low Cost Housing:**

- i) The minimum height of the plinth shall be 30cms. from top surface of approach road or pathway.
- ii) The maximum floor space index permissible shall be governed as per regulation No.11.4
- iii) a) the size of living room and bed room shall not be less than 8 sq.mts. with minimum width of a side 2.4mts. and the size of kitchen room if provided separately shall not be less than 5.50 sq.mt. with minimum width of a side 2.0mts.



- b) Size of independent w/c shall be a side 0.90 sq.mts. with minimum width of a side 0.90 mt.
- iv) a) The minimum height of rooms shall be as under:
  - Living room 2.4mts.
  - Kitchen room 2.4mts.
  - W.C. 2.1mts.
  - Corridor 2.1mts.
- b) In case of sloping roof the average height of the roof shall be 2.4mts and the minimum height at eave shall be 2.1mts.
- c) The minimum slope of the sloping roof shall be  $\frac{30}{100}$  for G.I.sheets Asbestos sheets or tiled roof.
- v) The opening through windows, ventilators and other opening for lighting and ventilation shall be as under:
  - a) On tenth of the room floor area.
  - b) For W.C. not less than 0.20sq.mts.

The width of stair case shall be 0.75 mts. minimum. The maximum height of riser shall be 20cms. The minimum width of tread shall be 22.5cms. The minimum clear head room of the staircase shall be 2.1 mts.

### **15.3 Roads and Pathways:**

- i) The area under the roads and pathways in such housing project shall normally not exceed 20percent of the total area of the building unit.
- ii) Access to the dwelling units where motonsed vehicles are not normally expected shall be by means of paved footpaths with right of way of 6mts. and pathways of 2.0mts. 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 pedestrain pathways are provided the minimum width of such pathways shall be 4.0mts. if the length does not exceed 50mts.

### **15.4 Minlimum Accommodation Required:**

- i) The minimum accommodation provided in every dwelling unit shall be one

living room and a W.C. where there is drainage system. The agency developing the area shall install and maintain the internal drainage system. where there is no drainage system, the individual or common soak pit shall be provided as per the provisions of National Building Code.

- ii) The loft if provided in a room shall not cover more than 25 percent of the floor area of the room.

**15.5 Structural Requirement:**

- i) Load bearing walls of the building shall be of brick, stone or precast block in any mortar. If the structure is of more than one storey, the mortar shall be either lime or cement mortar. In the case of R.C.C. framed structure or wooden framed structure, filler walls may be of suitable local materials.
- ii) Roof of the building shall be of galvanised iron sheet, asbestos sheet, tiled roof or R.C.C. roof. In the case of upper storeyed buildings, middle floor shall be of wooden or R.C.C.
- iii) Rest of the work of building shall be as per locally available resources.

**15.6 E.W.S. Housing Scheme under U.L.C.Act. 1976.**

For the purpose of E.W.S. Housing schemes under the Urban Land (Ceiling and Regulation) Act. 1976, the building regulations as prescribed by State Government from time to time shall be followed. In absence of above, the regulations as mentioned under regulations no.15 to 15.5 shall be followed for plot size upto 25 sq. mtrs.

**16. ADDITIONAL REGULATIONS/BYE-LAWS FOR SPECIAL STRUCTURE:**

Regulations/Bye-Laws for Cinema, theatres, meeting halls, lecture halls and town halls:

In addition to the requirements specified under Building Bye-Law/Regulations No.10.11 and 17 the following regulations /bye-laws shall also be applicable.

- a) **Location** : The building for the above purpose shall be located directly on a road of 18 mts or more width either existing or proposed.
- b) **Open Spaces** : In case of the the above uses, open spaces shall be provided as under:
  - i) Front open space of 12 meters width from the side abutting on road shall be provided. Such open spaces may be permitted to be covered upto 6 meters from the building line with a projected cantiliever structure at a height of not less than 3 meters form the ground-level.
  - ii) 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 requirements 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 4.5mts.
  - 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 que-up in open space.
- d) **Plinth** The plinth shall be measured at the foyer level and it shall not be less than 45cms.
- e) **Corridors** : 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 .8meters of the ground.
- f) **Doors** : The auditorium doors shall be provided at the rate of not less than one door of a dimension of iSmeters 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, stair-way or landing. These doors shall be provided in such a way that they open in aisles or cross-aisles provided under these regulations/bye-laws.

**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 80cms. 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 balcony shall be 3.0 meters and at no place the distance between the noding and lowest projection raw shall be less than 2.4 meters.
- v) The minimum width of the the seat shall be 50cms. provided that 25 percent of the total seats may permitted upto the width of 45cms. to adjust the staggering of the seats. The width of the seats shall 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:**

- 1) Water closet at the rate of one for 100 seats or part there of and urinals at the rate of two for 75 seats or part there of, at each seating level shall be provided.
- 2) One wash-basin for every 200 seats or part there of shall be provided.
- 3) The conveniences shall be suitably apportioned between two sexes.
- 4) Such water-closets 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 angle techniques and one half in case of 70mm presentations.
- 2) The elevation of the balcony seats shall be such that line of sight is not inclined more than 30 to the horizontal.
- 3) The seats should preferably be staggered side-ways in relation to those in front, so that a spectator in any 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 35.

**(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 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 theatre, 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 exit stairs shall not be less than 2 mts.

- (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 2.4mts.
- (vi) In case of double-decker cinema or theatre:
  - a) The access to upper class auditorium from ground floor shall be provided by atleast 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 atleast two stairs, one of which shall be exit stair.
- (m) Revised approval for the provisions made for light and ventilation shall be required if existing air-conditioned cinema theatre is to be converted into non air-conditioned cinema theatre.

## **17 GENERAL BUILDING REQUIREMENTS:**

**17.1 Elevators (lifts)** A lift shall be provided in all high rise buildings as prescribed hereunder:

- (i) Lift shall be provided at the rate of one lift for 20 tenaments or part thereof for residential buildings and at the rate of one lift per 1,000 sq. mts. or part thereof of built-up area for non-residential buildings.

Tenaments and build-up area below the height of 15 mts. in case of buildings proposed on stilt and 13 mts. in case of building proposed on solid plinth, less than 0.45 height shall not be considered for the above provision.

Lifts shall be provided from ground-floor and shall be of minimum six-persons capacity. The number of lifts may be adjusted on the basis of detailed calculations based on the relevant provisions of the National Building Code.

- (ii) Notwithstanding anything contained in the Development Control Regulations/Bye-laws, in case of building with 21 meters or more in height, atleast two lifts shall be provided.

**17.2 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 atleast one lift designed as fire-lift as defined in the National Building Code shall be installed.

- (ii) Atleast one staircase 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 stair case 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 building 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 alongwith 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/bye-laws shall be clearly indicated on plans duly signed by the owner and the person who has prepared the plans. The 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/bye-laws.
- (viii) Every building having a height of more than 25 mts. shall be provided with diesel generators with enough capacity to operate lifts, public area, lighting needs and water pumps 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 one dry powder and one soda acid fire extinguisher on each floor with a capacity of 5 Kgs. in all the highrise buildings.
- (xi) In high rise buildings the owner shall obtain the certificate regarding the operational condition of fire fighting system.

**17.3 Safety of Buildings:**

- (1) All external walls shall be minimum 19 cms. thick if are of masonry walls and 10 cms. thick if walls are of R.C.C.
- (2) The thickness of the loadbearing walls in the case of masonry walled building shall be as under:

Building with	Thickness of wall			
	In	On	On	On
Cellar	GF	FF	SF	TF
i) Ground +1 Floor	38	19	19	-
ii) Ground +2 Floor	38	19	19	19
iii) Ground +3 Floor	38	29	19	19



Provided that less thickness may be permitted if the structural designer deposits the detailed calculations and submit the certificate of safety under his signature and in particular certifying the maximum permissible stress or an intended masonry wall is consistent with the provisions of the National Building Code.

- (3) Subject to any of the above regulations/bye-laws, every persons which 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 of directs or supervises such works shall be responsible and shall ensure use oi 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/bye-laws.

17.4 **Plinth** No building shall have plinth less than 0.9 mts. measured from the crown of the road in the front of the building.

Provided that the ground floor of a building may be permitted on pillars instead o an solid plinth subject to the condition that at no point its clear height over the ground level shall be less than 2.00 meters and further that this space shall at al times be kept free from any enclosure except for a genuine stair case and sanitary blocks.

Provided further that a bath-room, water room, stair-case-room, pump- room water closet, shop and stall may be allowed with a minimum plinth of 30 cms. and that the garage and coal-room may have no plinth and that the negative plinth shall be permitted if the drainage connections are not provided at that level.

17.5 **Cellar In a building unit the cellar may be permitted on the following conditions:**

- (i) Height of the cellar shall not be less than 2 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..
- (ii) Number of stairs should be so constructed that any point in a cellar shall not be away from the stair by more than 22.5 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) The minimum opening for ventilation should be 1/10th of the floor- area of the cellar. 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.
- (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
- (viii) The cellar shall not be allowed for the storage of inflammable materials.

- 17.6 **Height of Floors** : Minimum height of various rooms and floors in a building measured from floor finish to bottom of the slab at any point shall be 2.8 mts. for residential and commercial use unless provided as under:
- (i) for dining space, verandah, bathroom, garage for parking, puja-room, coal-room, passage, staircabin and pump room.
  - (ii) 2.6 mts. case of ground floor and upper floors used for domestic purposes. If false ceiling is provided its minimum clear height shall be 2.0 mts. Provided that maximum floor height shall not exceed 3.6 mts. In case of commercial use. Provided the Competent Authority, after considering the merits of each individual case, may relax or waive the restriction in height, for reasons to be recorded in writing. This restriction shall not apply to any other use.
  - (iii) 3 meters in case ground floor and upper-f loors in a building used for offices and ancillary uses of factories, workshops, godown and other industrial purpose  
 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 hereabove.  
 Provided further that in case of trussed-roof, the minimum height shall be measured from the pavement to bottom of the tiebeam.

**17.7 Loft:**

The loft at a minimum height of 2 mts. not exceeding  $\frac{1}{4}$ th area of the room may be allowed in any room.

**17.8 Stairs, Lobbies and Corridors:**

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

- (a) (i) In case of residential building except individual detached building minimum clear width of corridor shall be 1.0 mts. upto 3.0 mts. length and for every/additional length of 3.0 mts. or part thereof, the width of the corridor shall be increased by 15 cms. upto a maximum of 2.5 mts.
- (ii) In case of non-residential buildings, minimum clear width of corridor shall be 1.2 mts. upto 3.0 mts. length and for every additional length of 3.0 mts. or part thereof the width of the corridor shall be increased by 15 cms. upto maximum of 3.0 mts.
- (b) In case of residential buildings, except dwelling unit occupied by single family to be constructed upto three floors excluding the ground- floor the clear width of the common stair shall not be less than 1.2 mts. Provided that if a wooden stair is provided its width should not be less than 60 cms.
- (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 tenaments on each floor shall be 1.5 mts.
- (e) The stair-case shall be so located that it shall be within accessible distance of not more than 15 mts. from any entrance of tenament or an office provided on each floor.
- (f) The design of the 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.

**17.9 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 atleast one water closet.
- (ii) Water closers 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 or part thereof shall be provided. However, if the total number of employees in such a building or the number of persons likely to use such building does not exceed 20, one water-closet each for both sexes shall be sufficient and no urinal may be provided.
- (v) The building shall be deemed to be occupied by persons or employees at the rate of one per every 5 square meters of the floor area and sanitary facilities shall be provided according to the number or employees or occupants so worked out.
- (vi) Such water-closets and urinals shall be in an accessible location and shall be provided with signs plainly indicating their purposes and the sex for which they are meant.

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

All types of industrial buildings shall be provided with minimum sanitary facilities as under

- (i) Every such building shall be provided with atleast one water closet or privy.
- (ii) Water closets or privies shall be provided for each sex and number of such closets or privies for each sex shall in every case be based upon the maximum number or persons of that sex employed in occupying 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 atleast one water closet or one privy for every 25 females.

Where males are employed, there shall be atleast 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 is one water closet or one privy for every 25 males upto the first 100, and one water closet or one privy for every 50 thereafter.

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

- (iv) In very such factory there shall be provided one urinal for every 100 persons of each sex or any less number thereof.
  - (v) In every such factory there shall be provided one washing place of 3.6 squaremeter in area with sufficient number of taps as per standards laid down by rules in respect of factories.
  - (vi) In every building of the ware-house 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. There after water closet shall be provided at the rate of one closet for every 70 persons.
  - (vii) In every building of the warehouse class, there shall be provided one urinal for every 100 persons of each sex or any less number thereof.
  - (viii) For the purpose of determining the number of water-closets and urinals each 30 sq. mis. 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) Appropriate 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. ml. of the floor area of all the classrooms 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.

**17.10 Ventilation:**

- (a) Ventilation of Rooms Every such room whether it is living room or a kitchen shall be constructed in such a way that the same shall 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 or an aggregate opening of doors, windows and ventilations 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 windows, ventilators or doors, if such room abuts on an open verandah or gallery.

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

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

- (c) Ventilation of stair-cases Every stair case provided under the foregoing clauses shall be lighted and ventilated to the satisfaction of the Authority from an open air space not less than 1 sq.mt.
- (d) Windows in stair-case Bay There shall be provided a window or windows of an aggregate area of atleast 1 .2 sq. meters on each storey in such of the wall of the stair-case room which abuts on such 1 sq. ml. open air space to light and ventilate such staircase.

- (e) Ventilation from the Top and Skylight Etc. Where an open well for light and ventilation, within the space enclosed by a stairway and its landings, -is proposed to be provided, the least horizontal dimensions of which are equal to two times the width of the staircase then the requirements of clause (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 moveable louvers to the satisfaction of he 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.

**17.11 Location of openings :** Every persons 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 appropriate authority.

- 17.12 No roof or terrace abutting on a public street shall be constructed without providing sufficient number of downtake pipes and such pipes shall be so fixed as to discharge the rain water at a level not higher as to discharge the rain water at a level not higher than 0.6 metre above the street level.
- 17.13 Garbage Point : In every layout/society submitted for approval the location of garbage collection point shall be shown on the map.
- 17.14 Water tank : Every underground, ground level or overhead tank must have the watertight cover.

## 18. PARKING

18.1 Offstreet parking spaces for vehicles shall be provided for every new building constructed for the first use or when the use of old building is changed to any of the uses as mentioned in the table below:

<b>TABLE FOR MINIMUM OFFSTREET PARKING SPACES:</b> (In all areas including existing nucleus)			
Sr. No.	Type of use	Parking Space requirement	Remarks
1.	Residential (Flats/Apartments)	15% of total built-up area of all floors	50% of total parking space requirements shall be reserved for cars
2.	Cinema theatre public assembly hall, auditorium, stadium etc.	1 sq.mt. per seat	do
3.	Industrial	10% of plot area	do
4.	Commercial and business establishments including business offices, bank, hotel, guest house, lodge, eating house, restaurant etc.	30% of total built-up area of all floors Note :1) The 50% of the parking space so required shall be provided only at ground level, remaining parking space may be provided at any other level. 2) 50% of the parking space provided at the ground floor shall be provided in the front	do
5.	Society and community buildings such as community hall/marriage hall/community wadi/Party plot/recreational club institutional and religious building etc.	25% of plot area, on road side	do
6.	a) Pre primary and primary school b) Secondary and higher secondary	20 sq. mts for every 100 students 50 sq. mts. for every 100 students	do
7.	College and coaching classes	70 sq.mts for every 100 students.	do
8.	Health facilities including hospitals and Nursing	25% of total built-up area of all floors	do



**Note :**

1. Above space shall be provided in addition to adequate vehicular access to the street, driveway and maneuvering space.
2. Except in case of high rise building, commercial building including cinema, public building and community building and halls including lecture hall, meeting hall, town hall etc. 50% of the area of common plot may be permitted for parking.
3. Open spaces around buildings only in excess of 3 mts. in case of low rise building and 6.0 mts. in case of high rise buildings from the periphery of the building may be allowed for parking if it forms, part of parking layout as required under 18.2.
4. Parking requirement shall be calculated on the basis of maximum permissible F.S.I.
5. High penalty as decided by the Appropriate Authority shall be imposed in case of misuse of parking space.
6. Front parking shall be used as visitors parking.

**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 metres.
2. The car parking space shall have two independent accesses leading to street if its area capacity exceeds 300 sq.mts.  
Provided that one such access may be permitted if its minimum width is 6 metres.
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 2.1 metres 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 Authority from time to time.

- 18.3 Provision for parking for at least two vehicles use by physically handicapped person should be earmarked at ground level in the buildings to be used for public offices, commercial occupancy or public purposes like cinema or drama theatres, hospitals, maternity homes, telephone offices, education purposes etc.

**19 CONTROL OF SIGNS (HOARDINGS) AND OUTDOOR DISPLAY STRUCTURES:**

19.1 Only Authorised signs (hoarding) will be permitted.

19.1.1 Every hoarding shall be designed so as to withstand the wind, dead, seismic and other loads.

19.2 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 45.5cms to 61cms. in height. The placement and size of the boards shall form a part of the building permission and no change there in shall be permitted nor shall any additional boards be allowed to be displayed.

19.3.1 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 and roads more than 50 Mts. in width	7.85 Mts.	30.00 Mts
b) 20mts.to50mts.	0.06 mts	12.00 mts.
c) 10mts.to20mts.	4.5 mts.	9.00 mts.
d) Less than 10 mts.	3.0 mts.	6.00 mts

19.3.2 The following signs are prohibited along major roads, having width beyond 18.0 Mts.

- a) Any sign that by reason of its shapes, positions or colour may confused with an authorised traffic sign signal.
- b) Any sign containing the word Stop, Look, Danger or other similar word that might mislead or confuse the travellers.
- c) Any sign that is attached to or printed on a rock or other natural objects and
- d) Any sign that located within a public right of way unless it is an official street name, traffic sign or signal or other official sign.

19.4.1 1. No ground sign shall be erected to a height exceeding 10 mts. above the ground. Lighting reflections may extend beyond the top of face of sign.

2. In Vadodara Municipal Corporation area a hoarding may be permitted on the edge of the road.

3. The hoarding shall be erected at a height not less than 2.25 mt. from road level.

19.4.2 Every ground sign shall be firmly supported and anchored to the ground supports and anchors shall be treated timber in accordance with good practice or metal treated for corrosion resistance or masonry concrete.

19.4.3 No ground sign shall be erected so as to obstruct from access to or egress from any building and:

19.4.4 No ground sign shall be set nearer to the street line than the established building line.

19.4.5 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 inter-section of roads. This distance being measured between hoarding and the centre line of junction.

19.4.6 Any hoarding which in the opinion of the Authority is likely to be confused with an authorised traffic sign or signal shall not be permitted.

19.4.7 No hoarding on road less than 10 mts. wide shall be permitted in existing nucleus.

19.4.8 Any hoarding containing the words 'Stop', 'Look', 'Danger' or other similar words that might mislead or confuse the traveller shall not be permitted.

19.4.9 No hoarding shall be permitted within a distance of 100.0 mts. from any public park or historical building or ancient monument.

19.5 **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 the building height regulations.
- b) Projection: No roof sign shall project beyond the existing building line of the buildings on which it is erected or shall extend beyond the roof in any direction. The maximum size of the hoarding shall not exceed 3 mt x 10 mts.
- c) Support and 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.

19.6 **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 arcade 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 per cent of the area of that block.
- b) **Projections:** 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 2.4mts. beyond the face of the wall provided such reflectors are atleast 4mts. above the footpath level, but in no case shall such reflectors project beyond a vertical plane one metre inside the kerb line.

19.7 **Projecting signs:** No projecting sign or any part of its supports or frame work shall project more than 2 metres 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 least 2.5mts, 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.

19.8.1 **Signs in Urban Renewal Project Areas:** These signs must conform with the zoning regulations and with the urban renewal plan or special restrictions for the area which may include additional regulation or requirements.

19.8.2 **Banners, Sign-boards etc.:** Banners, signboards and several other kinds of signs other than on-premise signs shall be only temporarily permitted.

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

- 19.9.1 i. Municipal corporation may permit the erection of sign board existing poles owned by corporation or G.E.B.
- ii. Hoarding of height 1 mt. on a panel of 0.75 m x 6.0 mt shall permitted on the bus-stand owned by Vadodara Municipal Corporation or ST. Corporation.
- 1 9.9.2 The size of such sign board shall not exceed 0.45x0.60 mts and height such sign board from road level shall not be less than 3.5 meters.
- 19.10 A certificate from Structural Engineer regarding the structural safety of hoarding shall be submitted by the owner to the Authority.
- 19.11 **Deposit and Fees:**
1. The fees for erection and maintenance of the hoarding shall be charge as given below:
- | Sr.<br>No. |                                | Scale of fees per annum per<br>Sq. Mt. of Hoarding Area |
|------------|--------------------------------|---|
| 1.         | For a space upto 5 sq.mt.      | Rs. 1,000/-<br>(Rupees One Thousand Only)               |
| 2.         | For every additional 1 sq. mt. | Rs. 2501-<br>(Rupees Two hundred Fifty only)            |
2. The fees for hoarding shall be paid by the applicant in advance, for for the calendar year, or part thereof.
- 19.12 On every hoarding the name of the owner of the hoarding, size of the hoarding, full address and telephone number shall be mentioned.

**20. MINING QUARRYING AND BRICK KILN:**

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

- 20.1 No mining quarrying and brick kiln operations where no blasting is involved shall be permitted within a distance of 50mts. 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 200mts. from any public road, railway line, canal, transmission line or any other building.
- 20.2 No building operations shall be permitted on the plot on which mining and quarrying and Brick Kiln operations have been permitted, without the prior approval of the Authority.
- 20.3 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.
- 20.4 The following shall govern the mining quarrying and brick kiln operations and shall form conditions of development permission.
  1. The mining quarrying and brick kiln operations shall not cause any nuisance to people in the vicinity.
  2. The mining quarrying and brick kiln operations below the average ground level shall be permitted only for the extraction of stone earth or murrum.

**21. CONTROL OF AIR AND WATER POLLUTION:**

1. No industrial effluent shall be disposed or exposed so as to cause nuisance and endanger to public health.
2. Without prejudice to the generality of the above provisions the 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. CONTROL OF DRAINS, SEWERS, DRAINAGE AND SEWAGE WORKS:**

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

### **22.1 Definitions:**

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

1. **Sewer Systems:** 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 conduit 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, tradebusiness or form of any development recovery or form of any development, recovery or processing operation, as distinct from sanitary sewage.
12. **Garbage** shall mean solid wastes from the domestic and commercial preparation cooking and dispensing of food and from the handling storage and sale of produce.



13. **Properly Shredded Garbage** shall mean the waste form 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 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 or 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 hours 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 litre, 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.

22.2 **Regulation:**

1. It shall be unlawful for any person to place, deposit, or permit to be deposited in any insanitary manner on public or private property within the jurisdiction of 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 Authority any sewage or other polluted waters except where suitable treatment has been provided in accordance with subsequent provisions of these regulation.
3. For permission to discharge into the sewage system from establishments producing industrial wastes, the owner or his Authorised agent shall make application special form furnished by the Authority as the case may be. The permit application shall be supplemented by any plans, specification, sample test reports or other information considered pertinent in the judgment 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 may be permitted to be discharged to any sanitary sewer by the Engineer if storm sewer is not available.
5. Storm water and all other unpolluted drainage shall be discharged to such sewer as are specifically designated as storm sewers or to a natural outlet approved by the Engineer. Industrial cooling water or unpolluted process waters may be discharged with the prior approval of the Engineer to a storm sewer or natural outlet.

6. Grease, oil and sand interceptors of approved type and capacity shall be provided when in the opinion of the Engineer, they are necessary for the proper handling of liquid wastes containing grease in excessive amounts or any inflammable wastes, sand or other harmful ingredients, such interceptors shall be so located as to be readily accessible for cleaning and inspection.
7. No storage rooms where acids, cyanide, cyanogen compound or other dangerous substances are stored, shall be connected directly to the public sewers or to any natural outlet, curing holding pit, or other approved arrangement may be required to be provided so that accidental discharge can be caught and disposed off in a safe manner.
8. All permits granted under Regulation No. 22.2(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 vapour 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 MG/L or containing substance which may solidify or become viscous at temperatures between 32° F and 150°F (0°C and 55°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 than 187° F.
  - 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, feathers, star, plastics, wood fuller's earth, lime, slurries and residues, pulp and paper mill wastes, unground garbage, paper dishes, cups, food containers, 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, fleshings and har resulting 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 22.1(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 increase the viscosity of the water or greater than 1:10 specific viscosity.
- ix. Any waters or water containing toxic, poisonous, solids, liquid or gases in sufficient quantity either singly or by interaction with other wastes likely to injure or into fere with any sewage treatment process, constitute a hazard to human or animals, create a public nuisance or create any hazard in the receiving waters of the sewage treatment plant, including but not limited to
  - a) cyanides in excess of 2 Mg./L as CN;
  - b) hexavalent chromium in excess of 3 Mg/L as Co;
  - c) total iron excess of MG.IL as Fe.
- x. Any waters or wastes containing constituents such as but not limited to the following objectionable limit which in the opinion of the Engineer are likely to interfere with sewage treatment or exceed limits after treatment of the sewage to meet the requirements of the State, or other public or local authorities for discharge to the receiving water:
  - Copper Up to 3 Mg/L
  - Zinc Upto 15Mg/L
  - Lead Upto 1 Mg/L
  - Nickel Up to 2 Mg/L
- xi. Any waters or waste containing phenols or other tastes or odour producing substances in concentrations exceeding 0.005 Mg/L
- xii. Any radio active waste should not exceed following limit Radio active material

1. Alpha - 7  
Emitters Max 1-0 mc/ml
2. Beta -6  
Emitters Max 1-0 mc/ml

- xiii. Any malodorous gases and acetylene generation sludge
- xiv. Any water or waste containing sulphides, 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.
- xix. Any water or waste containing following elements in excess of respective proportion mentioned against them.

Parameters	Standard Mg/Lit.
Chloride (as Cl.) max	600
Flouride	15
Amonieal Nitrogen (as N) Max	50
Boron (as B) max	2
% Sodium max	60
Free Ammonia (as NH)	5 Mg/L
Pesticide	Absent
Arsenic (as As)	0.2 Mg/L
Mercury (as Hg)	0.0 Mg/L
Cadmium (as cd)	2.0 Mg/L

- xx. No persona shall discharge or caused to be discharged any of the following kinds of sewerage, industrial or factory waste into any river or creeks, exceeding respective levels as shown in Appendix attached, at the end of this chapter.
10. No person shall discharge or caused to be discharged substances, materials, waters or wastes, if it appears likely in the opinion of the Engineer that such wastes are not amendable to satisfactory treatment or can harm

either sewers, sewage treatment process or equipment have an adverse effect on the receiving 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) BOD. 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 be withdrawn on 3 months notice. The rates for surcharge will be decided by the Authority from time to time.
13. If any waters or wastes which are discharged, or are proposed to be discharged to the public sewers, contain the substances or process characteristics enumerated in these regulations and which in the judgment of the Engineer may have a deleterious effect upon the sewage works, processes, equipment or receiving waters, or which otherwise create a hazard to life or constitute a public nuisance, the Engineer may
  - 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 equalising facilities for control over the quantities and rates of discharge to avoid unusual volumes or flow or concentration of wastes constituting sludges 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 or flow equalisation system in the sanitary and safe manner at all times.
15. When required by the Engineer the owner of any property serviced by a building sewer carrying industrial wastes shall install a suitable control manhole together with such necessary appurtenances in the building sewer

to facilitate observation sampling and measurement of the wastes. Such manhole when required shall be accessible at all times. In a default of the owner to install and maintain a control manhole and any required appurtenance within 1 month of a written notice from the Engineer to do so, the latter shall be entitled to estimate the quality and quantity in any manner or method practicable for computing the amount of the surcharge and the presence of the objectionable constituents laid down in Regulation No. 9,10 and 11 above.

16. In the event that no special manhole has been required, the control manhole shall be connected to the nearest downstream manhole in the public sewer to the point at which the building sewer is connected.
17. Sampling shall be carried out to reflect the effect of constituents upon the sewage works and to determine the existence of hazards to life, limb and property. The particular analysis involved will at the discretion of Engineer be done either on basis of a 24 hours composite of all discharge of a property or as a grab sample or samples. Normally B.O.D. and suspended solids analysis are determined from 24 hours composites whereas PH is determined by grab 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 22.1 (24) and shall be determined at the said control manhole in the presence of representatives of all parties concerned, and tested at a Municipal or any other laboratory approved by the Engineer.
19. The Engineer may at any time before or after issue of permit or grant of connection, run additional tests of the sewage or wastes being discharged by any trade or industry over such period as it may deem necessary, cost of such test shall be borne by the Authority.
20. In the event of test showing greater degree of pollution than permissible under the Regulation at No. 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 Authority shall show reduced degree of pollution in the wastes sufficient to exempt from payment of surcharge the same shall become effective from the next billing period.
21. If the owner is of the opinion that for any reason the nature of the sewage presently being discharged into the sewer has a substantially lessened degree of pollution than as shown by prior tests, he may request the

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 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 to the sewer or water ways of facilities for waste treatment.
23. Any person found to be violating any provision of these regulations shall be served by the 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 (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 by each 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 Authority for any expenses, loss or damage occasioned to the 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.



APPENDIX  
(See Regulation No. 22.2.9 (xx))

PROPOSED STANDARDS FOR DISPOSAL OF EFFLUENT INTO RIVER OR NEREBY CREEKS:

Parameter maximum permissible	Concentration
Temperature 0° C max.	4000
PH value	5.5 - 9.0
Colour	100 units
Total suspended solids max	100 Mg/L
Oil & Grease max.	10 Mg/L
Biochemical Oxygen Demand (5 days at 20 C) max.	30 Mg/L
Chemical Oxygen Demand max.	100 Mg/L
Ammonical Nitrogen (as N) max.	50 Mg/L
Free Ammonia (as NH <sub>3</sub> ) max.	5 Mg/L
Total Kieidahl Nitrogen (as N) max.	100 Mg/L
Total Resideal Chlorine max.	1 Mg/L
Phenolic Compounds max.	1 Mg/L
Total Dissolved solids (inorganic) max.	2100 Mg/L
Cynadies (as CN) max.	0.2 Mg/L
Flourides (Total as F) max.	1.5 Mg/L
Phosphate (as P) max.	5 Mg/L
Sulphides (as S) max.	2 Mg/L
Boron (as B) max.	2 Mg/L
Arsenic (as As) max.	0.2 Mg/L
Mercury (as Hg) max.	0.01 Mg/L
Lead (as Pb) max.	0.1 Mg/L
Cadmium (as Cd) max.	1.0 Mg/L
Hexavalent Chromium (as Cr+6) max.	0.1 Mg/L
Total Chromium (as Cr) max	2 Mg/L
Copper (as Cu) max.	3 Mg/L
Zinc (as Zn) max.	5 Mg/L
Selemium (as Se) max.	0.05 Mg/L
Nickel (as Ni) max.	3 Mg/L
Pesticides	Absent

**23. APPLICABILITY OF REGULATIONS/BYE-LAWS:**

1. These Regulations/Bye-laws shall 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.
2. A person shall be deemed to do or omit or fail to do any act or thing who does or omits or fails to do such act or thing either in the capacity of an owner, agent of an owner, contractor, agent of a contractor, builder, agent of a builder, structural designer, architect or engineer, surveyor. Clerk of works or person-incharge of any building operation.
3. **Addition or extension to a building** : No addition or extension to a building shall be allowed unless the addition or extension is such as would be permissible if the whole building were reconstructed from the plinth with the open spaces required under the Regulations / Bye-laws 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/Bye laws applicable to the site of the building at the time of the proposed addition or extension.  
**Safe guard against reductlon of open spaces** : No construction work on a building shall be allowed if such work operates to reduce an open air space of any other adjoining building belonging to the same owner to an extent less than what is prescribed by any of the Regulation / Bye-law in force at the time of the proposed work or to further reduce such open space if it is already less than what is prescribed.
4. **Open space to be open to sky** : Every open space, whether exterior or interior or a set back provided in pursuance of any Regulation/ Bye-laws, 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 8x8 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/Bye-laws. No open drain except for rain-water shall be constructed in any open space required by these Regulations/Bye-laws.

## 24 RELAXATION:

- 1) In the case of plot owned by : (i) Appropriate Authority, (ii) Government, (iii) Housing Board, and (iv) any corporate body constituted under a statute, the authority may for reasons to be recorded in writing relax or waive any of the regulations in the public interest.

Provided that no relaxations or waiver of any of the development regulations concerning maximum built-up-area on any floor, common plot, marginal open space, provisions of high rise buildings, F.S.I. and parking shall be made.

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 Authority after considering the merits of each individual case may relax or waive, for reasons to be recorded in writing any regulation of the Development Plan.

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

- 3) In the case of existing building units in respect of which the layout and sub-division may have 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 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. 10 & 11 are suitably relaxed or waived the 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 24.1, 24.2 & 24.3 in case of development for religious building, e.g. Temple, Church, Mosque, Aghari etc. up to 0.6 or less F.S.I. only, Chief Executive 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 concerning margin, parking, open space, common plot and maximum built-up area shall be made.

- 4) Notwithstanding above relaxation, for unintentional unauthorised construction upto two per cent variation in F.S.I. and built-up-area and 5% variation in margin may, for the reasons to be recorded in writing, be made on merits of individual case.

The penalty for regularisation of unintentional unauthorised construction shall be Rs. 2500/- per sq.mt. of violated area in case of residential use and Rs. 10,000/- per sq.mt. of the violated area in case of non residential use.

**25 PENALTIES:**

Any person contravening any of the aforesaid regulations or any of the provisions of development plan shall on such contravention be liable to a punishment as provided in the Gujarat town planning and Urban development Act-1976, and rules framed thereunder as in force from time to time.

**26. TREE PLANTATION:**

While applying for development permission, location of trees, so as not to obstruct the clear margin requirements, 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.

In case of high rise building the location of trees will be subject to approval of Municipal fire officer/fire safety consultant if appointed by the Authority.

The trees shall have to be guarded by the tree guards.

**27. APPEAL:**

Any person, agrived by the decision regarding development permission, may file an appeal before secretary. Urban development and Urban Housing Department Gujarat state, within 30 (thirty) days from the date of such decision. Secretary Urban Development and Urban Housing department shall be final.

## 28. USE ZONE TABLE

**Note : Development as mentioned in Col. 3 & 4 may be permitted only on roads as specified in regulation No. 11.2**

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 shall not be permitted	Remarks
1	2	3	4	5	6
1.	Residential zone	<p>a) Residential Dwellings, cottage industries not involving the 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 cottage industries shall not be permissible in the tenement dwellings or flats, playgrounds, gardens, gymnasium, swimming pool etc.</p> <p>b) Retail commercial use such as retail shops, restaurants, lodging, house, boarding h6~e. hostel, pre-primary and primary schools, dispensary, clinic, maternity</p>	L.P.G. Cylinder delivery centre for domestic consumption, coal depot, etc. on ground floor of building used for permissible residential use.	Obnoxious and hazardous uses, steel stock yard, truck terminal, saw miH, timber mart, ice factory and cold storage, junk yard, non-obnoxious and non hazardous industries, wholesale market, warehouses, storage of perishable and inflammable goods. hospital for infectious and contagious diseases, mental hospital, jail etc.	All permissible non-residential uses in residential zone may be permitted in a residential dwelling only on ground floor or any other floor or any other floor with separate means of access/stair case from within the building or outside the building but not within the prescribed marginal space.

2.	Existing Nucleus (as defined under regulation No. 2.13)	c) Shopping/Commercial centre, professional offices, bank, hotel, public buildings, educational institutions such as secondary, high school, college, technical and vocational educational institutions, library, indoor hospital, nursing home, surgical hospital, club house, community hall, wadi partyplot, auditorium town hall, petrol pump with or without service station, garages, light industries, workshop etc.	L.P.G. Cylinder delivery centre (for domestic consumption)	All uses mentioned in Col. 5 of zone at Sr. No. 1. college, community hall, auditorium, town hall, vocational and technical educational institutions, starred hotel, coal depot, storage of perishable and inflammable goods.	As mentioned in Col. 6 of zone at Sr. No. 1.	
3.	Local Commercial zone	All uses mentioned in Col. 3 of zone at Sr.No. 1 Cinema, Vedio hali coal depot, L.P.G. cylinder delivery centre, newspaper printing press.		As mentioned in Col. 5 of zone at Sr. No. 1	As mentioned in Col. 6 of zone at Sr. No. 1	
4.	General Commercial zone	All uses mentioned in Col. 3 of zone at Sr. No. 3 except residential use. Wholesale market and their ancillary uses,		Obnoxious and hazardous uses, non obnoxious and non-hazardous industries,		



		ice factory and cold storage, warehouses, godowns, transport terminal or goods, and passengers, Kersone depot, steel stock yard, saw mill, timber stock yard (lati) junk yard (kabadi) L.P.G. cylinder storage depot, storage of perishable goods.			hospitals for infactious and contagious diseases, mental hospital, jail.	
5.	Non-obnoxious and non-hazardous industrial zone	All industries except obnoxious and hazardous industries as mentioned in Appendix-A. All uses mentioned in col. 3 of zone at Sr. No. 4	Storage of inflammable goods, residential dwellings 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 OC, and conditions laid down by Pollution Control Board)	Obnoxious and hazardous industries, mental hospital, hospital for infactious and contagious diseases, jail, dwelling except mentioned in col. 4 of this zone.	For residential dwelling mentioned in Col. 4 maximum 25% land can be utilised for planning the dwelling units.	
6.	Obnoxious and Hazardous industrial zone	All obnoxious and industrial zone hazardous industries as mentioned in Appendix-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 NO C. an conditions laid down by Pollution Control Board)	Residential dwelling except mentioned in Co. 4 of this zone. Hospital for infactious and contagious diseases, mental hospital, jail.	As above	
7.	Agricultural Zone	Horticulture, poultry keeping subject to the NOC/ approval	Slaughter house, touring cinema, drive in cinema,	All other uses not mentioned in Col. 3 and Col. 4.	i) More than one farm house may be permitted,	

	<p>and conditions laid down by the Dept. of poultry, Dairy farms, fisheries, animal rearing and breeding, open storage of drying manure. Farm house located in plot of not less than 4000 sq.mt, Camp for recreation of any type natural reserves and sanctuaries, race track, shooting range, zoo, nursery, stadium, botanical garden, repair of tools and tannery, saw mill, timber depot, implements of agricultural use. uses pertaining to processing of agro/farm/milk products, institutional uses, vocational training centres. Wayside shops, restaurant, ice factory and cold storage, godowns and warehouses subject to NOC/Approval and conditions laid down by warehousing corporation/FCI/Appropriate Govt/Semi-Govt. Department, Transport-nagar and truck terminal, hospital for infectious and contagious diseases, mental hospital and sanatorium subject to NOC/Approval and conditions laid down by civil surgeon. Petrol pump with or without service station, garrages and workshop, studio, roofing tiles cement pipes, brick kiln.,</p>	<p>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</p>		<p>provided the minimum area required for each farm house is satisfied as mentioned in Col. 3.</p> <p>2) Building to be constructed at a distance of not less than 30 mts. from the classified road, on which it abuts.</p> <p>3) Built-up area (ground coverage) permissible:  a) for farm house it shall not exceed 5% of the plot area in addition to provision 3(b) below.  b) For other activities for this zoning regulation, ground coverage shall not exceed 5% of the plot area. In case of public and semi-public uses and buildings of charitable and religious purpose the competent authority may permit development activities (ground coverage to the extent of 10% of the plot area. The above restriction of built-up area (ground coverage) shall not apply to the following uses subject to maximum ground coverage of 25%</p>
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		<p>and quarrying, cemetery and burial ground, jail.</p>		<p>i) Hospital for infancious and contagious disease, Mental hospitals sanitorium.  ii) Jail  iii) Transport nagar and truck terminal.  iv) Slaughter house, cold storage.  v) Govt/Semi Govt./FCI godowns and warehouses.  c) Only basement, ground floor and first floor structure may be permitted, however, the structure for storage of inflammable material and explosive goods shall be single storied only.  4) For poultry farm, sheds of floor height upto 7 ft. at the ridge level of the roof with perforated jail on all the sides covering maximum 25% of ground (plot area) shall be permitted.  5) The use of warehouse and godown may be</p>
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8.	Village Extension Area (Villages outside urbanized area falling in agricultural zone only)	All uses of Residential Area zone permitted in Col. 3 at Sr. No. 1	All uses of Residential zone permitted in col. 4 at Sr. No. 1, Cinema, Light industrial, medium industries.	All uses mentioned col. 5 of residential zone at Sr. No. 1	<p>1) Village extension area beyond existing nucleus limit will be for development of the respective village for its natural growth.</p> <p>2) For the natural growth of the villages, the development permission for uses mentioned Col. 3 and 4 may be permitted in area adjoining existing nucleus in revenue survey numbers outside existing nucleus within,</p> <p>a) 300 mt. from the limit of existing nucleus of village having population of 5000 or less.</p> <p>b) 600 mt. from the limit of existing nucleus of village having population of more than 5000.</p> <p>c) For the natural growth of villages, i) Nandesari 2) Sakarada 3) Padm ala 4) Ranoli 5) Dashrath 6) Karachiya 7) Bajava and 8) Koyali the following</p>
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					<p>regulations shall be applicable and the natural growth shall be permissible up to 600 mt. from the existing nucleus of the village conditions.</p> <ol style="list-style-type: none"> <li>1) The minimum width of internal road in layout shall be 9.0 mt</li> <li>2) Built up area on G. F shall not exceed 30%</li> <li>3) Tree plantation to the extent of 4 trees per building or 50 trees per hectare is compulsory</li> <li>4) Only low rise buildings shall be permissible.</li> <li>5) in addition to the above four conditions other development control regulations mentioned in GDCR will be applicable for the developments</li> </ol>
9.	Open Space	<p>No development activity shall be permitted in areas designated as open space in the development plan. However development in open space plots provided under T.P.S. schemes may be allowed as per Note :2</p>			

- Note** 1. Public utility services buildings which shall include buildings or works developed or undertaken by to Govt./Simi-Govt. or public undertaking only, such as sub-station, and receiving station of the Electricity Board. Building for infrastructural facilities like bus service, water supply drainage sanitation, domestic garbage disposal, pumping station, electricity, purification plant, police building post and telegraph and telecommunication, public urinals, milk, octroi and public telephone booth, fire brigade station, ward and zonal offices of appropriate authority, taxies, scooter and cycle stand and parking plot, garden, nursery, playground and open spaces, canal, communication network, first aid medical centre, primary health centre, dispensary, library, reading room and religious building/places of public worship may be permitted in all zones. The built-up area in case of religious building up/places public worship shall not exceed 10% of plot area.
2. One sixth (1/6th) area of the "open space plots" provided under T.P. schemes may be utilised for construction with required margins for the common/institutional/community use having basement ground floor or a 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 store room, chawkidar room, toilet etc. at the ground level, in case the building is constructed on still. The rest of the open space plot" shall be kept open to sky.

## EXPLANATION:

1. **Light Industry** : Light Industry means an industry in which the processes are carried out without detriment to the neighbouring residential areas 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 of refining of ammonia, bleaching powder, chlorine, asphalt, brick, terracotta, gypsum, lime, plaster of paris, coke, creosote, extract, 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, pyrexlin or articles there of storage in excess of 250 kg. rubber or treatment thereof involving offensive odour, tar, turpentine or varnish.

Blast furnace, coal or junk yard, distillation of bores, coal weed or tar of manufacture of any of their distilled products, drop forsages, fat greese lard of fallow manufacturers, refining or rendering lout or grist mill, hot rolling mill, incineration, reduction, or dumping or 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)** : Service Establishment where in the work done or the machinery installed in such as would render service too 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 neighbourhood 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) It will be separated by a 35 cms. brick wall from other living room.
- vi) 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, vulcanizing, sewing machine, folding machine, milk separation etc.

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 where in 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  
LIST OF OBNOXIOUS AND HAZARDOUS INDUSTRIES

Sr. 1.	Industrial Groups 2.	Noxious Characteristics 3.
1.	CHEMICAL INDUSTRY:	
A.	Inorganic Manufacturing Industries:	Fire hazards, offensive fumes and smokes
	i) Acids, Sulphuric acid, nitric acid, acetic acid, (glacial) picric acid hydrochloric acid, phosphonic acid, corbolic acid, chlorosulphonic acid etc.	Fire hazards, corrosive substances.
	ii) Alkalies, caustic soda, Caustic potash soda ash etc.	
	iii) Production of mineral salts which involves use of acids.	Risk of fire, dust and fumes
	iv) Carbon disulphide, ultramarine blue, chlorine, hydrogen.	
B.	Organic Manufacturing Industries:	Wasyer water is acidic contain quantities of sludge.
	i) Dyes and dyestuff intermediate Manufacture	Distillates from reaction vessels, Fire-risk also.
	ii) Synthetic plastic like polytheylene P.V.C.rexin, rasin nylon.	Liquid effluents with unpleasant smell. Unpleasant smell and dust, fire hazards.
	iii) Synthetic rubber.	
	iv) Insecticides, fungicides & pesticides	Risk of fire.
	v) Phenoils & related industries based on coal tar distillations.	Fire hazards, unpleasant smell.
	vi) Organic solvents, chlorinated minerals, methanol, methylated spirits.	
	vii) manufacture of compressed Permanent liquified and dissolved gases.	Risk of fire
	viii) Acetylides pyridines, Iotoform, B-Napthol etc.	Risk of fire, smell

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| (2) | MISCELLANEOUS:<br>Electro-thermal industries such as manufacture of calcium carbide phosphorous aluminium dust paste, powder, copper, zinc etc.  | Risk of fire  |
| (3) | POISONS:<br>Ammonium Sulpho-cyanide arsenic and its compound, barium acetates, barium bodies, barium carbonate barium cyanide, barium ethylsulphate, barium acetate cinnabar copper sulphocyanide, ferrocyanides, nitrocyanic acid, potassium cyanide etc.<br>Manufacture of cellulosic Products:<br>rayon fibre, waste products, rayon paper etc. cellulose, nitrate, celluloid articles, Paints, enamels, colours, varnish (other than Litho varnish) and varnish remover of all kinds.<br>Turpentine and turpentine substitutes<br>Matches, Printing Ink, Industrial alcohol, Manufacture of newsprint. | Contamination if stored on same floor as or floors above food (fire hazards in any case.)<br><br>Risk of fire.<br><br>scrap and solution<br>fire and smell<br><br>Fire hazards.<br>Fire hazards,<br>Unpleasant smell,<br>Unpleasant smell, enormous quantity of contaminated waste water, fire hazards. |
| II. | Petroleum Products Crude oil refining,   |   |
| 1.  | Processing and cracking, petroleum jelly, naphtha cracking, including gas cracking for any purpose.  | Inflammable fumes and noise   |
| 2.  | Carbon black manufacture and black of all kinds.   | Fire hazards.   |
| 3.  | Petroleum coke usage for graphite production.  | Fire hazards.   |
| 4.  | Lubricating and Fuel oils and other oils such as schise oil, shale oil etc.  | Fire hazards.   |

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| III.  | RUBBER INDUSTRY:<br>Reclamation of rubber and production of tyres, rubber solution containing mineral naphtha and rubber waste.  | Fire hazards.   |
| IV.   | METALLURGICAL INDUSTRIES WITH THE FOLLOWING OPERATION:<br>1. Sintering smelting.<br>2. Blast furnaces.<br>3. Recasting of ore sulphide oxides mixtures.  | Noise, dust, smoke and risk of fire   |
| V.    | Manufacture of Radio Active Elements. such as Thorium, radium and similar isotopes and recovery of rare earth.   | Radiation hazards.  |
| VI.   | Paper and paper products:<br>Large scale paper pulp and board manufacture  | Unpleasant smell, large quantities of contaminated waste water.                           |
| VII.  | Leather and other Animal Products:<br>1. Leather tanning<br>2. Glue and gelatine manufacture from bones and flesh.<br>3. Bone crust, bonemeal, bone powder or storage of bones in the plant.<br>4. Glandular extractions.<br>5. Animals & fish oils. | Obnoxious smell<br>Obnoxious smell<br>Obnoxious smell<br>Obnoxious smell<br>Risk of fire. |
| VIII. | Manufactures of explosive:<br>1. All types of explosive or their ingredients such as fire works of all kinds, bombs, gun cotton, gun powder, flash powder, rockets.<br>2. Industrial gelatine, nitroglycerine, and fulminate.                        | Fire explosion hazards  |

IX.	<p>Manufacture of Cement and Refractones.</p> <ol style="list-style-type: none"> <li>1. Portland cement</li> <li>2. Refractories</li> <li>3. Transferring vitreous</li> <li>4. Glass furnaces of 4 tonne capacity above</li> <li>5. Mechanical stone-crushing</li> </ol>	<p>Dust Smoke and solid wastes Smoke and furnace Fire Dust, slurry, noise.</p>
X.	<p>Fertilizers Nitrogenous and phosphatic manufacturing on a large scale except mixing of fertilizer for compounding.</p>	<p>Fire, noise, atmosphere pollution due to obnoxious gases and dust</p>
XI.	<p>Heavy Engineering and Forging shops: Using steam and power hammers noise, vibration and smoke and heavy metal forgings.</p>	<p>Noise, vibration and smoke</p>
XII.	<p>Wood and wood products: Distillation of wood.</p>	
XIII.	<p>Textiles:</p> <ol style="list-style-type: none"> <li>1. Oil sheets and waterproof clothing.               <ol style="list-style-type: none"> <li>a) Wool spinning</li> </ol> </li> <li>2. Clean rags (not including clean textiles cutting) Only and greasy rags</li> <li>3. Flax yarn and other fiber</li> <li>4. Textile finishing, bleaching and dyeing.</li> </ol>	<p>Fire hazards. Wool washing liquors containing certain impurities. fire hazards. fire hazards. Fire hazards. Waste water containing acid etc.</p>
XIV.	<p>Foods:</p> <ol style="list-style-type: none"> <li>1. Vegetable oils.</li> <li>2. Abottories</li> <li>3. Alcohol distilleries and potanis spirit.</li> <li>4. Sugar refining.</li> </ol>	<p>Noise, unpleasant smell. Water, water with obnoxious smell, Oxygen causing unpleasant smell, noise, fire hazard. Unpleasant smell, fire hazards.</p>
XV.	<p>Transport: Manufacture of aircraft, locomotives, tractors etc</p>	<p>Smoke and noise.</p>